

Minnesota Department  
of Administration



ARCHITECTURAL  
ASSESSMENT FOR  
PRAIRIE CORRECTIONAL  
FACILITY

Appleton, Minnesota

RECS # 78AP0001

Final Report

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Construction Cost Estimates by CPMI

- Summary
- Civil
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Facility Condition Assessment (FCA)

Abridged version included – see note below.

CoreCivic Sale and Lease Terms

NOTE: Further backup materials are available on the current link noted on the Real Estate and Construction Services (RECS) cover letter.

### INTRODUCTION

The ten adult male correctional detention facilities with the Department of Corrections system are operating at capacity with excess offenders currently located in County jails. Even with legislative direction for sentencing revisions it has not demonstrated a significant impact in reducing the current and future needs for more beds. The State has conducted multiple predesigns to expand beds at four different facilities, with Prairie Correctional now being considered as another option for leasing beds or for the State to purchase and operate as an eleventh facility.

In June 2017, Minnesota passed legislation authorizing the Commissioner of Corrections to select an independent entity to conduct a thorough assessment of the existing unoccupied correctional facility, located in Appleton, and owned by CoreCivic. The assessment was to determine the physical state of the facility and the improvements that would be necessary for the department to open and operate it to house Minnesota offenders in a manner consistent with the other state correctional facilities.

The State Department of Corrections (DOC) engaged the services of the Department of Administration Real Estate and Construction Services Division (RECS) to solicit competitive RFP's to provide a Facility Condition Assessment (FCA), an Architectural Assessment, and an appraisal of the Prairie Correctional Facility, along with soliciting CoreCivic to provide sale and lease options.

RECS hired the Klein McCarthy Architects team, which consists of TLM Correctional Consultants, to review the operational aspects and staffing; BKBM Engineers to review civil; Paulson & Clark to review structural items; Ericksen Ellison & Associates to analyze the mechanical, electrical and security electronics; and CPMI to provide the construction cost estimate for any recommended improvements.

To conduct our assessment our team was provided as-built drawings of the Prairie Correctional Facility by CoreCivic, who also gave us a full tour of the facility allowing us to access all areas of the site and the buildings.

This report is our Architectural Assessment of the facility in conjunction with the other data provided by parties independent of CoreCivic and the State of Minnesota.



## CONCLUSION

### PHYSICAL CONDITION OF THE FACILITY

Overall the facility condition is in good shape for its age and 24/7 usage provided the recommended Architectural Assessment and FCA improvements are made.

### FACILITY CONDITION ASSESSMENT (FCA) REPORT

The Facility Condition Assessment identified four sets of improvements based on when they expected ongoing assets preservation costs to occur:

- Immediate needs (years 0 – 1) include plumbing repairs, roof replacements, rooftop mechanical equipment replacement, asphalt pavements and mold remediation at a cost of \$8,816,366.
- Near term (years 2 – 5) include rooftop equipment, roof replacement and lighting upgrades at a cost of \$12,385,147.
- Mid-term needs (years 6 – 10) include rooftop equipment replacement, replacement of kitchen equipment and appliances in the Support Services Building and replacement of the exterior perimeter fences at a cost of \$31,582,863.
- Long-term needs (years 11 – 15) include rooftop equipment replacement, replacement of windows in several facilities at a cost of \$25,911,413.
- **Total Capital Expenditures recommended by the FCA over the next 15 years is a cost of \$78,695,780.**
- Incorporation of items would be less costly if done prior to the facility being occupied but if the State didn't need the entire facility immediately, the offenders could be moved out of areas as they require work.

### ARCHITECTURAL ASSESSMENT

The Architectural Assessment includes recommendations to resolve physical plant issues for ADA, ACA and PREA non-compliance, staffing and operation's needs, and engineering needs for civil, mechanical, electrical, and security electronics needs which are needed to improve the safety and operations of the facility.

The general breakdown of costs for these items are:

- Civil items at a cost of \$686,000.
- Architectural items at a cost of \$12,668,000.
- Mechanical items at a cost of \$2,947,000.
- Electrical items at a cost of \$6,056,000.
- Security items at a cost of \$8,584,000.
- 800 MHz radio system at a cost of \$1,986,000.
- **Total cost items listed in the Recommendations section is \$32,927,000.**

### STAFFING

The staffing proposal is based upon how the MNDOC will operate the Prairie Correctional Facility consistent with other MNDOC facilities and done for the safety of staff and offenders and the overall security of the facility. Due the Prairie Correctional Facility's design, the security staffing levels are increased compared to other Minnesota facilities.

In summary, 413 security positions and a total of 511 operations staff (security, offender services, management services and physical plant) are proposed to safety and effectively manage the 1,600 offender potential of the Prairie Correctional Facility at a cost of \$42.5 million/year assuming that all parts of the facility are fully utilized and occupied. Additional staff for the health care and educational programs includes 66 staff at a cost of \$5.2 million.

**The total facility staff of 577 (511 + 66) is a cost of \$47.7 million (\$42.5 + \$5.2).**

### OPERATIONAL COSTS

**Fuel and Utilities:** The average utility and fuel budgets for the six MNDOC facilities with 1,000 or more offenders is, on average \$1,500,000. **Utility costs appear to be consistent with other similar Minnesota facilities at \$1,521,000.**

- Electricity \$ 436,000 per year
- Natural Gas \$ 450,000 per year
- Water \$ 470,000 per year
- Propane \$ 165,000 per year

**Equipment and Repairs:** The average budget for equipment and repairs among the same six MNDOC facilities is \$250,000. Line item budget projections for equipment is unable to be determined until a decision is made on the FF&E report. Considering the facility's equipment is 7 years or older, computer equipment severely outdated, radio equipment obsolete or non-existent, and furniture still needed to be purchased for offices and program areas, it is difficult to provide annual budgetary projections.

**Medical Expenses:** The average budget for pharmaceuticals, mental health medications, and the cost of medical care is unable to be determined based upon the budgetary guidelines provided. Without the identification of the offender population to be housed in the Prairie Correctional Facility, it is not possible or practical for this study to provide a projected pharmaceutical and medical expense.

**Operational Expenses:** The budget projections for office supplies, state issued property and replacement expenses (linens, blankets, clothing, hygiene, mattresses, etc.), and vehicles and maintenance costs are all difficult to project based upon limited information at this time.

**Food Provisions:** The average state budget amongst the six facilities with over 1,000 offenders is approximately \$1,600,000. With the Stillwater Facility's population similar in size to the projected population at Prairie, the estimated facility budget for food provisions is \$2,100,000.

### CORECIVIC SALE AND LEASE COSTS

#### LEASE

Based on the 5 year lease and the State purchasing the facility with NO repairs or recommended FCA and Architectural Assessment recommendations, the rate is \$8 million for the first year + Utilities of \$1.5

million + 577 staffing of \$47.74 million (opening at full capacity staff) = \$57.24 million or 1,600 beds at \$98/offender/day. The cost per offender will be higher if the State includes the FCA improvements and the Architectural Assessment improvements. The State of Minnesota is currently renting available beds from Minnesota counties at a rental rate of \$55/day.

**Provided there are enough beds available to rent, it is cheaper for the State to rent beds from counties at \$55/day rather than lease from CoreCivic for a 5 year lease of \$98/day/offender.**

### PURCHASE

The CoreCivic purchase price of \$74.1 million + \$21.2 million for FCA repairs (years 0 – 5) + \$32.9 million for Architectural Assessment repairs = \$128.2 million for 447,861 GSF for \$286/GSF. Adding in the soft costs of \$10.8 million for the design fees, permits, contingencies and FF&E, the total project cost totals \$139 million (\$128.2 + \$10.8).

**Total project cost to purchase and update is \$139 million project cost for 447,861 GSF or \$310/GSF. This is a cost of \$139 million/1,600 offenders = \$86,875 per bed.**

Based on Fifteen years from now the State would have invested:

- CoreCivic purchase cost of \$74.1 million.
- FCA upgrades to include everything at a cost of \$78.7 million.
- Architectural Assessment items at a cost of \$32.9 million.
- Soft costs (design fees, permits, contingencies, FF&E) to incorporate the FCA upgrades and recommended Architectural Assessment items at a cost of \$10.8 million.
- **Total fifteen year purchase and construction value invested by the State of \$196.5 million.**

### PREVIEW OF FINDINGS

#### FACILITY CONDITION ASSESSMENT (FCA)

1. Immediate needs (years 0 – 1) include plumbing repairs, roof replacements, rooftop mechanical equipment replacement, asphalt pavements and mold remediation at a cost of \$8,816,366.
2. Near term (years 2 – 5) include rooftop equipment, roof replacement and lighting upgrades at a cost of \$12,385,147.
3. Mid-term needs (years 6 – 10) include rooftop equipment replacement, replacement of kitchen equipment and appliances in the Support Services Building and replacement of the exterior perimeter fences at a cost of \$31,582,863.
4. Long-term needs (years 11 – 15) include rooftop equipment replacement, replacement of windows in several facilities at a cost of \$25,911,413.
5. Total Capital Expenditures recommended by the FCA over the next 15 years is a cost of \$78,695,780.
6. Visible evidence of moderate to low growth mold was observed in specific areas of A Pod and D Pod.
7. Water damage and leakage has occurred in A Pod, B Pod, D Pod, E Pod, F Pod, Administration and the A gym and B gym.
8. Air vents and associated ducts may potentially support biological growth and should be cleaned to ensure a healthy environment.
9. Old chemicals stored in the x-ray film development room should be disposed.

#### ARCHITECTURAL ASSESSMENT

1. American Correctional Association (ACA) published *Standards for Adult Correctional Institutions 3<sup>rd</sup> Edition*, issued in January 1990, which the facility was to be designed to reveals several areas the facility may be non-compliant including dayroom furnishings, natural light, shower quantities and perimeter security.
2. Americans with Disabilities Act (ADA) non-compliance items throughout the facility include; restrooms, showers, door hardware, intercom heights, cell door window heights and door widths.
3. Prison Rape Elimination Act (PREA) issues throughout the facility include inadequate and improper sight lines, blind spots, improperly positioned cameras, inadequate amount of surveillance cameras and the lack of staff having the ability to monitor the cameras.
4. Architectural
  - a. The facility construction overall is in good condition for the age and building type.
  - b. The housing layouts contain 38 housing units within 6 pods.

- c. Overall the facility contains many blind spots in inmate occupied or used areas which limits inmate management and would expose the State to liability issues.
- d. Door hardware is a mixture of old pneumatic and electro-mechanical.
- e. Housing
  - 1) Layouts contain large areas of blind spots due to shower locations.
  - 2) Cell furnishings contain wood shelving which is a safety issue.
  - 3) Cell robe hooks in Pods A and B are lever type versus ball bearing type.
  - 4) Cell windows are not thermally broken.
  - 5) Casework in the Dayrooms is not appropriate for inmate use and should be more durable.
  - 6) Shower quantities are not adequate.
  - 7) Showers are not ADA accessible.
- f. Support Services
  - 1) Medical
    - a) Layout contains large blind spot areas due to the poor layout which will lead to increased staffing or inmate supervision issues.
    - b) Offices intermixed with exam rooms and inmate use areas.
    - c) Staff corridors not visible from main workstation and they are not monitored via security cameras.
    - d) Shower is not ADA accessible.
  - 2) Laundry area was limited in physical size and number of washers and dryers for the inmate quantity being served.
  - 3) Food Service
    - a) Layout is not efficient due to addition/remodeling.
    - b) Layout contains large blind spot areas due to the poor layout which will lead to increased staffing or inmate supervision issues.
  - 4) Intake
    - a) Vehicle Sallyport is not a drive through configuration which is always desired for safety purposes.
    - b) Overall the layout is inefficient for processing and contains many blind spots.
    - c) Property storage is too small for the amount of inmate property stored, bedding, uniforms and inmate provided items.

- g. Jacobs Industry Building
    - 1) Location on the site is not ideal for inmate movement through the secure truck gate area to access the building.
  - h. Program spaces provided and their areas were adequate based on other similar sized facilities.
5. Structural
- a. The facility construction overall is in good condition for the age and building type.
6. Mechanical
- a. The existing mechanical systems are based on multiple natural gas fired commercial style roof top units with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Exhaust from individual cells is accomplished through the plumbing chase with little ductwork. All of the grilles accessible to inmates are maximum security perforated steel style.
  - b. Most of the showers within the facility are not security style but are instead a standard commercial fixture style. The existing showers are unlikely to meeting the ASSE 1070/1016 anti-scald requirements.
  - c. The local domestic water is very hard (over 13 grains per gallon). The facility currently softens the domestic hot water to improve equipment life and reduce scale on fixtures. The existing softener system appears to have been installed during the original construction and is in need of replacement. Much of the domestic water piping within the plumbing chases has rusted/rotted during the years
  - d. None of the existing security electronics or IT rooms have standalone cooling. They are all tied into the rooftop units that serve the adjacent spaces. This cooling will be inadequate for the upgraded systems.
  - e. All of the natural gas fired equipment (water heaters, rooftop units, and unit heaters) within the facility is non-condensing (80% maximum efficiency).
  - f. The existing facility wide building automation system (BAS) is built on the Trane Tracer Summit automation system. This system is a legacy system and while it is supported by Trane, the products are no longer being manufactured and sold. Based on discussions with the facility, the system is capable of monitoring and controlling all of the equipment at the facility. Data trending capabilities are unknown at this time. Additionally, the Trane Tracer Summit system is only modifiable by an authorized Trane reseller.
  - g. This facility has more individual HVAC units than most other types of facilities because it utilizes smaller, low cost, commercial style units rather than larger central station air handlers. The large number of HVAC units compared to other facilities will increase maintenance needs at the facility.
  - h. Based on data provided by the facility for 2008 and 2009 (when the facility was fully occupied) the natural gas usage per square foot of building space was on par with MCF Rush City. For that same time period, the electrical usage per square foot of building space was considerably lower than MCF Rush City. Additionally, the water usage per square foot of building space was significantly higher in 2008 than MCF Rush City but far lower in 2009. It is unknown how close to full capacity the Prairie Correctional Facility was in 2008 and 2009.

### 7. Electrical

- a. Almost all cells do not have adequate receptacle quantities and locations as found in other MN DOC facilities. Many have plastic coverplates and some are cracked or in otherwise poor condition.
- b. Almost all cell light fixtures have no detention caulking between the fixture and the wall, this could provide a spot for hiding contraband.
- c. Most cell cable TV outlets are not in the correct location to not require a significant cord.
- d. In cells and corridors without ceilings, smoke detectors installed in the precast concrete double T beam pockets do not meet code requirements for detector spacing.
- e. Fire alarm system is by Simplex 4100 panels located throughout the facility. They appear to be of the vintage of the building construction. System is reported to be serviced and tested every year by Simplex and is operational. Other MN DOC facilities with Simplex systems are seeing that panels are nearing end of service life.
- f. Existing generators do not backup entire facility as almost all other MN DOC facilities do. Amount of onsite fuel storage is less than optimal given the location of this facility in a rural area.

### 8. Security Electronics

- a. Facility camera coverage does not provide good camera coverage of any spaces, including dayrooms, classrooms, corridors, recreation spaces, and other inmate areas.
- b. Much of the existing electronic security system components are from the original installation in 1992 or expansion in 1996. Only Master Control and A and B pods have touch screen stations, other locations have hard wired graphic control panels.
- c. All existing cameras are analog. Many appear to be from the original construction, although there are also many that have been replaced since that time.
- d. Many areas have minimal camera coverage. Camera coverage is not consistent with other MN Correctional facilities.
- e. Medical unit does not have any duress buttons installed in any areas with staff and inmate contact.
- f. Medical cells have a visual nurse call system with a light over the cell door, but no remote annunciation station at the nurse's station.
- g. Pharmacy has no electronic security provisions or control of any doors.
- h. The existing Electronic Security systems appear to have been installed in the security upgrade in 1996. Door control system was operable, most cameras have been powered down and could not be verified in their operation.
- i. Facility has a Pelco 9770 matrix switcher and Pelco DX 8000 Series digital video recording system.
- j. The existing fence system is a non-lethal stun fence and is reported to be operational. Existing site cameras do not provide ability to review the entire outside areas of the facility, including roofs and other hidden areas.

k. There is no Jpay or similar type system installed in this facility.

### 9. Operations/Staffing

#### a. Housing and Safety

- 1) Inadequate space designed for suicide or mental health observations.
- 2) Space in medical provided for suicide observation is not conducive for direct 1:1 observation for suicide prevention.
- 3) Designated restricted housing areas (ED, EE, and EF) had safety concerns for self-harming behavior and suicide opportunities.
  - a) Bunk mounts leave a 1" to 2" gap between it and the wall creating ligature points.
  - b) Multiple cells with bunks with holes that create ligature points.
  - c) Cell hooks are corrections grade, however create opportunity for ligature points.
- 4) Mixture of corrections grade fixtures with non-corrections grade equipment throughout the facility.
  - a) Porcelain toilets and sinks.
  - b) Particle board shelving in different states of repair or condition (broken, exposed nails, missing parts, etc.).
- 5) Inadequate numbers of telephones for the amount of offenders; particularly in the restricted housing areas.
- 6) Restricted housing areas do not have designated indoor recreation. This would require high risk offenders to be escorted across the facility to participate in indoor recreation.
- 7) No workstation for officers in the housing units for direct supervision operations.
  - a) No Offender Management System (OMS) computer access for officers working the housing units.
  - b) No surveillance camera monitoring capabilities for the officers working the housing units.
  - c) No OMS or surveillance capabilities for officers working housing control rooms.
- 8) Master control does not monitor every housing unit via surveillance camera.
- 9) Master control monitoring equipment insufficient amounts and inadequate condition.

#### b. Food Service

- 1) The facility has no centralized dining area for the offenders. Food is delivered to each housing location and offenders are required to eat in the dayrooms.
- 2) The kitchen is large and has the capacity to produce the required meals for the facility population. The design and layout of kitchen is segmented and will be staff intensive.
- 3) Kitchen lacks adequate camera coverage as it has numerous blind spots and areas for victimization.



c. Medical Clinic, Housing, and Pharmacy

- 1) The number of patient observation rooms is inadequate for the size population for any length of housing beyond 24 hours.
- 2) Inadequate camera coverage for services, clinics, medication pass, and offender observation.
- 3) Sight lines in and around the clinic space creates numerous blind spots, creating a staff intensive operation for safety and security.
- 4) Inadequate officer station.
- 5) No computer station for OMS operations.
- 6) No monitor station for surveillance observation.
- 7) Only two of the four clinic exam rooms were equipped with hand wash stations.

d. Intake

- 1) Intake design was not conducive to the intake and reception of large amounts of individuals at any given time.
- 2) The camera surveillance system in this area was reportedly on a closed system that only the intake staff could observe.
- 3) The area is cramped for space and search room availability.
- 4) The sallyport garage was designed as a drive-through system; however, the exit opens to the grassy common areas at the facility front entrance.
- 5) The facility property storage room was found to be insufficient in size to maintain supplies of clothing, uniforms, linens, blankets, shoes, and other state issued items for the size population.
- 6) The facility had no property room for offenders' personal belongings or excess belonging awaiting release to family.

e. Visitation

- 1) The visitation room appeared to be inadequate in size to provide professional and contact visiting for the size population presented.
- 2) Additional cameras should be installed to adequately supervise visitation and prevent contraband introduction.

f. Laundry

- 1) The facility has both a decentralized laundry and centralized laundry system.
- 2) The centralized laundry system is undersized to service the entire population.

g. Staffing

- 1) The facility design is not conducive to typical direct supervision facilities.

- 2) The design is not conducive to meet PREA guidelines of direct sight lines and prevention of cross-gender supervision, and will therefore require additional staff for safety and prevention of victimization.
- 3) The facility lacks adequate camera surveillance coverage to meet PREA guidelines of observing offenders.
- 4) Additional staffing will be required to handle the significant increase in surveillance camera coverage.
- 5) The design will require higher number of food service staff to compensate supervision and food delivery systems.

### APPRAISAL

1. E. B. Herman Companies performed the appraisal with the State's intent to keep it private to follow the Data Practices Law, so it was not provided to our team for review.

### SALE AND LEASE TERMS

1. CoreCivic purchase price for the facility is \$74.1 million for 447,861 GSF or \$165.45/GSF.
2. List of furnishings included in the purchase price is generally old and outdated with only food service and laundry equipment having some value to the State.
3. Annual gross rental costs were submitted for five and ten year terms with a lower starting cost/year based on accepting the longer lease duration.
  - a. Rental rates do NOT include utility costs of approximately \$1.5 million annually or staffing costs of \$47.7 million (opening at full capacity staff).
  - b. Based on the 5 year lease and the State purchasing the facility with NO repairs or recommended FCA and Architectural Assessment recommendations, the rate is \$8 million for the first year + Utilities of \$1.5 million + staffing of \$47.7 million (opening at full capacity staff) = \$57.2 million or 1,600 beds at \$98/offender/day. The cost per offender will be higher if the State includes the FCA improvements and the Architectural Assessment improvements.
  - c. The State of Minnesota is currently renting available beds from Minnesota counties at a rental rate of \$55/day.
  - d. Provided there are enough beds available to rent, it is cheaper for the State to rent beds from counties rather than lease from CoreCivic.
4. Purchase price of \$74.1 million + \$21.2 million for FCA repairs (years 0 – 5) + \$32.9 million for Architectural Assessment repairs = \$128.2 million for 447,861 GSF for \$286/GSF.
  - a. Total project cost to purchase and update of \$128.2 million + soft costs (design fees, permits, contingencies, FF&E) estimated at 20% of construction costs for \$10.8 million = \$139 million project cost for 447,861 GSF or \$310/GSF.

- b. Our team did not estimate the costs for a new 1,600-bed facility, designed to the State's needs and operational philosophy, in order to compare it to the cost to purchase the Prairie Correctional Facility with the needed improvements.

### OPERATIONAL COSTS

1. Based on our analysis, the key to deciding whether to purchase and operate the Prairie Correctional Facility will come down to the high security staffing costs due to the PCF layout. If a new facility was designed to the State's needs and requirements, the staff savings shown even to operate as Stillwater does is a difference of \$8.6 million/year.
2. Based on how the MNDOC will operate the PCF consistent with other state facilities, the facility will require 511 operations staff (security, offender services, management services and physical plant) at a cost of \$42.5 million/year, assuming that all parts of the facility are fully utilized and occupied.
  - a. This staff is the total operating staff in the General Funding.
  - b. Prairie Correctional Facility was not designed to be operated in the same manner as the MNDOC does in all of the other state facilities; therefore, the staffing costs are significantly higher than other comparable facilities.
3. Additional staff for the health care and educational programs, which is funded from MNDOC Central Offices, is 66 staff at a cost of \$5.2 million.
4. **The increased cost of security/operations staff is the largest difference when comparing PCF to Stillwater and results in an overall staffing cost difference of \$8.6 million.**
5. Based on a yearly operations staff of 511 at a cost of \$42.5 million plus the health care and educational staff of 66 at a cost of \$5.2 million, it brings the total facility staff to 577 at a cost of \$47.7 million for 1,600 offenders. This is a cost of \$29,813/offender/year or a cost of \$82/offender/day just for staffing costs.
6. Utility costs appear to be consistent with other similar Minnesota facilities.

### PREVIEW OF RECOMMENDATIONS

#### FACILITY CONDITION ASSESSMENT (FCA)

1. Immediate needs (years 0 – 1) and near term (years 2 – 5) items are recommended to be performed prior to the State occupying the facility if purchasing from CoreCivic.
2. Mid-term needs (years 6 – 10) and long-term needs (years 11 – 15) should be budgeted as assets preservation/maintenance budget.
3. Areas of visible mold should be cleaned and mitigated.
4. Pre- post-mitigation indoor air quality (IAQ) sampling and analyses should be conducted to evaluate the absence/presence of mold/fungi/bacteria.

#### ARCHITECTURAL ASSESSMENT

1. American Correctional Association (ACA) non-compliant items including dayroom furnishings, natural light, shower quantities and perimeter security should be resolved.
2. Americans with Disabilities Act (ADA) non-compliance items throughout the facility should be resolved including; restrooms, showers, door hardware, intercoms, cell door window heights and door widths.
3. Prison Rape Elimination Act (PREA) issues throughout the facility to be resolved by adding privacy screens at showers, repositioning cameras, adding surveillance cameras to limit blind spots in offender areas and adding staff having the ability to monitor the cameras.
4. Civil
  - a. Remove one basketball court in the NW corner of the site that is too close to the security fence and provide a new one farther from the fence and repair the softball infields.
5. Architectural
  - a. Housing A Pod and B Pod
    - 1) Remove washers and dryers to convert these areas to showers.
    - 2) Showers to be added to meet the 1:8 ratio in all dayrooms and add privacy screens for PREA.
    - 3) Dayroom casework to be replaced with more inmate appropriate casework.
    - 4) Provide a raised officer control station to be added in each housing unit.
    - 5) Cells to be revised to all detention furnishings appropriate to the inmate classification and replace cell doors to provide the required natural light.
    - 6) One cell in each unit to be converted to conform to ADA accessibility standards.
    - 7) Skylight security bars/screens to be added to all skylights to increase building perimeter security.

- b. Support Services
    - 1) Medical to be gutted and remodeled to provide a more efficient layout of exam rooms and offices with better sight lines and in a more clinical setting with a secure medical storage.
    - 2) Laundry area to be increased by providing an external expansion space.
    - 3) Food Service to be remodeled by removing walls and portions of walls where possible to achieve a more efficient layout with limited blind spots to increase safety, provide new coolers and freezers and provide ADA accessible restrooms.
    - 4) Intake to be gutted and remodeled to provide a more efficient layout and limit blind spots to increase safety.
    - 5) Administration area Restrooms to be remodeled to provide ADA accessibility.
  - c. Jacobs Industry Building Restrooms to be remodeled to provide ADA accessibility.
  - d. C Gym to be remodeled to enclose the toilet area.
  - e. Housing C, D, E and F Pods
    - 1) Showers to be added to meet the 1:8 ratio in all housing units and add privacy screens for PREA.
    - 2) Dayroom casework to be replaced with more offender appropriate casework.
    - 3) Provide a raised officer control station to be added in each housing unit.
    - 4) Cells to be revised to all detention furnishings appropriate to the offender classification and replace cell doors.
    - 5) Provide a concrete slab floor in the shower plumbing chases of all units.
  - f. Roof of Main Facility
    - 1) Add intermittent fencing with razor ribbon and locked gates to separate the roof areas.
6. Mechanical
- a. All of the non-condensing natural gas water heaters and unit heaters should be replaced due to age and to improve the energy efficiency of the facility.
  - b. All of the existing showers should be replaced with new security style fixtures that meet the anti-ligature and ASSE 1070/1016 requirements.
  - c. Due to the condition, the leaks and the very hard water, large portions of the piping and the valves within the chases of the housing units need to be addressed. All of the existing flush valves and fixtures valves within the housing units should be replaced. In addition, the existing piping will be checked for leaks and those will be repaired. It is assumed that some portion of the piping will need to be replaced due to rusting. It is recommended that the floors of the plumbing chases be sealed to mitigate moisture transfer from the ground to the building. If this moisture transfer is not stopped, rusting will continue, valves will fail prematurely and eventually all of the piping in the chases will fail and require replacement.

- d. Each of the security electronics and IT server rooms should be provided with standalone cooling. A new standalone DX cooling unit of approximately 2.5 tons will be provided for each space. The unit will be capable of cooling when the outside temperature is -20°F
- e. Due to age and condition, the existing domestic water softener should be replaced with a new system capable of softening 100 gpm. Hard water damages fixtures and equipment causing higher maintenance requirements and shorter fixture/equipment lifespans. The target should not be to remove all of the hardness, but to get the water close to 5 grains per gallon where the hardness is less likely to leave the water and cause scale.
- f. With the existing BAS system being no longer made, it is recommended that the facility be transitioned to a new system. This process would be done slowly with new equipment being installed on a new BAS. This new BAS would be able to integrate with the existing Trane Tracer Summit system to maintain control of all of the equipment until the transition is complete. Any new BAS system should be based on an open control protocol (BACNet) and have an open front-end standard (Tridium) that will allow for more diversity in vendors and better pricing for repairs and modifications.
- g. If this facility is purchased by the State of MN it will need to be compliant with the B3/SB2030 metering requirements. Currently there are limited resource meters (electricity, natural gas, domestic water) at the facility. Per the B3/SB2030, each building will require a separate meter for electricity, natural gas, and domestic water. These meters (approximately 10 of each type) need to be added. This will allow the operators to quickly identify spaces using more resources than the average and make changes to reduce resource usage by making improvements or changing operating policies.

### 7. Electrical

- a. In each cell, add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- b. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- c. Detention caulking should be added around cell light fixtures.
- d. Dayroom smoke detector coverage should be verified with the State Fire Marshall for code compliance.
- e. Review fire alarm panels and determine if these panels are approaching the end of their service life and if so they should be upgraded. Typically, this can be a panel replacement with the existing devices if they are compatible with the new panels.
- f. Consider cleaning and relamping of all light fixtures as well as replacing any broken or damaged lenses and replacing any missing screws.
- g. Plan for the installation of a facility wide metering system by Emon, similar to all other MN DOC facilities. Provide a meter in each electrical panel and switchboard, all meters to be connected to the facilities network. This will be a B3 requirement associated with any major renovation.
- h. Install new generators to provide 100% power backup for the entire facility, most MN DOC facilities have 100% backup or it is being planned for. Add two 1200 KW (exact size to be determined) diesel generators in a weatherproof enclosure, generator shall have a subbase fuel tank with 48 hours capacity

at full load. Install a 2500 amp weather proof, service entrance rated, automatic transfer switch at each service transformer (two locations).

### 8. Security Electronics

- a. Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout the facility.
- b. Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing all graphic panels and touch screen stations and adding additional touch screen stations at all new staff posts in housing units. Replace existing CCTV monitors with new viewing stations.
- c. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distance is too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms.
- d. Install duress buttons in areas where non-correctional staff interface with inmates alone.
- e. A more secure entrance to the medication room in the Pharmacy room should be installed.
- f. Install video viewing stations at staff stations.
- g. No MN DOC facility has a non-lethal stun fence. The system is reported to be fully operational. If this system is maintained it should have a complete review and maintenance performed on it. Also plan to replace all existing site cameras and add additional site cameras. All cameras are to be fed with fiber optic cables for the camera signal and copper power wires. Plan to replace all existing wiring.
- h. Due to the age of the system, there is concern about the matrix and DVR systems, they should be considered for replacement. Consider installing Genetec Omnicast or Security Center to be compatible with all other facilities in the MN DOC system. Plan for the replacement of the entire system.
- i. Plan for the complete replacement of the existing radio system with a new 800 MHz radio system, similar to all other MN DOC facilities.
- j. It is noted that in some common areas, existing intercom stations are too high to comply with ADA. These intercom stations will need to be lowered. Plan for lowering applicable existing intercom stations.
- k. Inmate Jpay or similar systems as well as kiosk system should be installed similar to other MN DOC facilities.

### 9. Operations/Staffing

- a. Housing and Safety
  - 1) MN DOC uses Restricted Housing for suicide observations, not medical.
  - 2) Remodel the medical observation cells to provide better visual observation from outside the cell doors.

- 3) Designated restricted housing areas (ED, EE, and EF) to be remodeled to resolve safety concerns for self-harming behavior and suicide opportunities.
  - 4) Mixture of corrections grade fixtures with non-corrections grade equipment throughout the facility.
  - 5) Increase phone options for restricted housing areas.
  - 6) Build officer stations in each housing unit.
  - 7) Install data lines, computers, and camera monitors for housing control rooms.
  - 8) Install camera controls and monitoring equipment for Master Control.
- b. Food Service
- 1) Increase in food service staff to deliver food to each housing unit. Designed as bulk feeding.
  - 2) Renovate kitchen by wall removal or increase security staffing.
  - 3) Add cameras throughout kitchen.
- c. Medical Clinic, Housing, and Pharmacy
- 1) Increase the number of observation cells.
  - 2) Add surveillance cameras to observe cells, nurses station, pharmacy, clinic hallways, and offices.
  - 3) Renovate the space to create a better workflow and better sight lines for clinics and dental offices.
  - 4) Install officer station, equipped with computer and camera monitoring station.
  - 5) Make exam rooms National Commission on Correctional Health Care (NCCHC) compliant.
- d. Intake
- 1) Renovate the space to make the traffic flow into and out of the facility workable.
  - 2) Create space for individual searches and dress-out rooms. Existing rooms are small but have window openings into the property storage area.
  - 3) Change the camera surveillance system and tie it into the overall security camera system instead of the stand-alone current system.
  - 4) Expand the facility property storage space and create or identify space for offender belongings and excess property.
- e. Visitation
- 1) Expand the visitation center to provide additional space for family and professional visits.
  - 2) Consider complimenting the visitation center with video visitation options for professional and family visits.
  - 3) Add cameras to existing visitation room to aid in preventing the introduction of contraband and other inappropriate behavior.



f. Laundry

- 1) If keeping the decentralized laundry option, upgrade the equipment in each housing unit (some old and some still new in the box).
- 2) Expand the central laundry station to provide for folding and storage space.
- 3) Upgrade existing laundry equipment to modern equipment and add machines for the workload with a 1,600 offender population.
- 4) Install additional cameras in the rear laundry area where sewing machine and chemicals are located.

g. Staffing

- 1) Staffing will be recommended based upon how the MNDOC operates and will be consistent with other MNDOC facilities.
- 2) Security staffing will be increased to compensate for the design blind spots and poor sight lines.
- 3) Security staffing will be increased to compensate for the need to monitor additional camera systems.
- 4) The design will require a higher number of food service staff to compensate supervision and food delivery systems.
- 5) Additional investigative staff will be suggested to manage the intensive camera surveillance system monitoring and information retrieval.

### APPRAISAL

1. E. B. Herman Companies performed the appraisal with the State's intent to keep it private per the Data Practices Act, so it was not provided to our team for review.

### SALE AND LEASE TERMS

1. CoreCivic purchase price of \$74.1 million + \$21.2 million for FCA repairs (years 0 – 5) + \$32.9 million for Architectural Assessment repairs = \$128.2 million for 447,861 GSF for \$286/GSF.
  - a. Total project cost to purchase and update is \$139 million project cost for 447,861 GSF or \$310/GSF.
    - 1) This is a cost of \$139 million/1,600 offenders = \$86,875 per bed.
2. The furnishings included in the purchase price is generally old and outdated with only food service and laundry equipment having some value to the State therefore we would recommend planning to keep the food service and laundry equipment and replace them per the FCA report schedule. The State should plan to purchase all other FF&E items needed.
3. Based on the 5 year lease and the State purchasing the facility with NO repairs or recommended FCA and Architectural Assessment recommendations, the lease rate plus utilities and staffing costs equal \$57.35 million

for 1,600 beds = \$98/offender/day. The cost per offender will be higher if the State includes the FCA improvements and the Architectural Assessment improvements.

4. The State of Minnesota is currently renting available beds from Minnesota counties at a rental rate of \$55/day.
  - a. Provided there are enough beds available to rent, it is cheaper for the State to rent beds from counties rather than lease from CoreCivic.

### OPERATIONAL COSTS

1. Based on our analysis, the key to deciding whether to purchase and operate the Prairie Correctional Facility will come down to the high security staffing costs due to the PCF layout. If a new facility was designed to the State's needs and requirements, the staff savings shown even to operate as Stillwater does is a difference of \$8.6 million/year.
2. Based on how the MNDOC will operate the PCF consistent with other state facilities, the facility will require 511 operations staff (security, offender services, management services and physical plant) at a cost of \$42.5 million/year, assuming that all parts of the facility are fully utilized and occupied.
  - a. This staff is the total operating staff in the General Funding.
  - b. Prairie Correctional Facility was not designed to be operated in the same manner as the MNDOC does in all of the other state facilities; therefore, the staffing costs are significantly higher than other comparable facilities.
  - c. Comparatively, Stillwater Prison currently operates with 428 staff at a cost of \$33.9 million/year.
  - d. Prairie Correctional Facility requires  $511 - 428 = 83$  more operations staff to operate than Stillwater currently does for the same inmate quantity.
  - e. Prairie Correctional Facility requires  $\$42.5 \text{ million} - \$33.9 \text{ million} = \$8.6 \text{ million}$  more per year for operations staff costs than Stillwater for the same/similar offender population.
3. Additional staff for the health care and educational programs, which is funded from MNDOC Central Offices, is 66 staff at a cost of \$5.2 million.
  - a. This is a rough estimate and would be based on the actual determined needs and programs implemented.
4. The increased cost of security/operations staff is the largest difference when comparing PCF to Stillwater and results in an overall staffing cost difference of \$8.6 million.
5. Based on a yearly operations staff of 511 at a cost of \$42.5 million plus the health care and educational staff of 66 at a cost of \$5.2 million, it brings the total facility staff to 577 at a cost of \$47.7 million for 1,600 offenders. This is a cost of \$29,813/offender/year or a cost of \$82/offender/day just for staffing costs.
  - a. Comparatively, Stillwater Prison currently has a total staff cost of \$39.2 million for 1,622 inmates, for a cost of \$24,168/offender/year or a cost of \$66/inmate/day.
6. Utility costs appear to be consistent with other similar Minnesota facilities.

## BACKGROUND

### Legislative Direction to Assess Unoccupied Prairie Correctional Facility in Appleton, MN

1. 2017 Minnesota Session Law, Chapter 95—H.F. No. 470, Article 3, Section 31, Assessment of Appleton Facility:

**Sec. 31. ASSESSMENT OF APPLETON FACILITY.**

- (a) *The commissioner of corrections shall select an independent entity to conduct a thorough assessment of the existing correctional facility located in Appleton, Minnesota. This assessment must determine the current physical state of the facility and the improvements to it, if any, that would be necessary for the department to open and operate it to house Minnesota offenders in a manner consistent with other state correctional facilities. The assessment must estimate the costs involved in upgrading, leasing or purchasing, and operating the facility.*
  - (b) *By January 15, 2018, the commissioner shall report the results of the assessment to the chairs and ranking minority members of the senate and House of Representatives committees having jurisdiction over criminal justice policy and finance.*
2. To complete this report, the Department of Corrections engaged the services of the Department of Administration Real Estate and Construction Services Division (RECS) to solicit competitive RFPs for a multi-pronged assessment. The selected firms:
    - a. Facility Condition Assessment (FCA): Facility Engineering Associates, P.C., Fairfax, VA
    - b. Architectural Assessment: Klein McCarthy Architects, St. Louis Park, MN
    - c. Appraisal: E.B. Herman Companies, Minneapolis, MN
    - d. Sale and Lease: RECS proposed terms and requested a formal sales price and lease terms direct from CoreCivic of Nashville, TN, the current owner.
    - e. Operational Costs: CoreCivic provided historic costs; and DOC compared costs of similar sized correctional facilities.
  3. Tour of Prairie Correctional Facility, Appleton, MN: To help determine operational needs, DOC attended a tour guided by CoreCivic on October 9, 2017. The group included members with various backgrounds within the Department of Corrections, and a member from RECS in charge of the hiring process of the independent consultants. DOC was not present at the facility when the hired consultants were doing the on-site evaluations.
  4. To complete the Architectural Assessment, the Department of Administration Real Estate and Construction Services Division (RECS) hired the Klein McCarthy Architects team, which consists of TLM Detention Consultants to review the operational aspects and staffing; BKBM Engineers to review civil; Paulson & Clark to review structural items; Ericksen Ellison & Associates to analyze the mechanical, electrical and security electronics; and CPMI to provide the construction cost estimate for any recommended improvements.
    - a. To conduct our assessment, our team was provided as-built drawings of the Prairie Correctional Facility by CoreCivic, who also gave our team a full tour of the facility allowing us to access all areas of the site and the buildings.

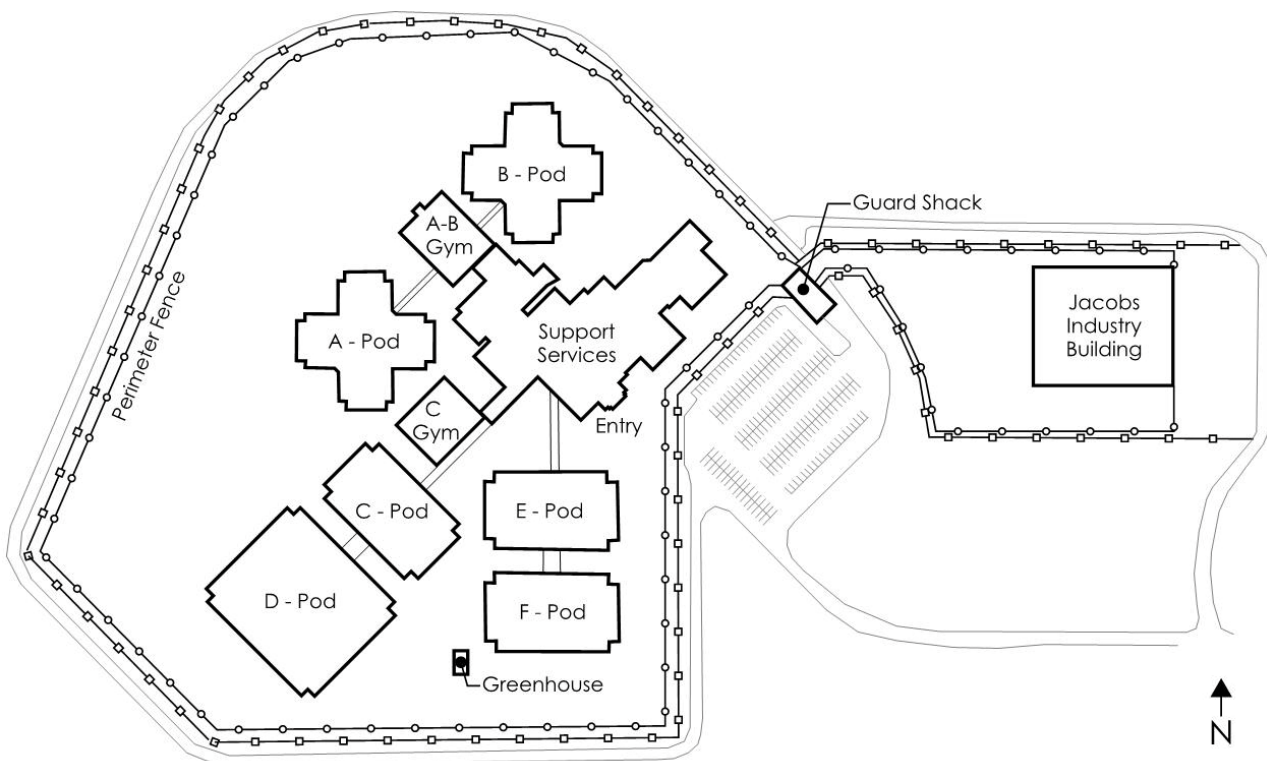
- b. This report is our Architectural Assessment of the facility in conjunction with the other data provided by parties independent of CoreCivic and the State of Minnesota.

## ARCHITECTURAL ASSESSMENT

The Prairie Correctional Facility was built as a medium security prison by the Appleton Prison Corporation (City of Appleton) in late 1992 and started housing inmates from the Puerto Rico Department of Corrections and Rehabilitation in April of 1993. CCA assumed management and eventual ownership of the 564-bed facility on October 1, 1996. The facility has been closed since February 2010.

The facility is located at 445 South Munsterman Street in Appleton, MN, which is located in western Minnesota approximately 150 miles due west of Minneapolis-St. Paul. The prison is situated on about 22 acres of the total 80 acre property. The existing physical plant includes 447,861 square feet of housing and support buildings. Three expansions have occurred at the facility; September 1997, September 2004 and May 2006, bringing the total capacity to 1,600 beds not counting 63 segregation beds.

Prairie Correctional achieved initial accreditation through American Correctional Association (ACA) in November 1995 and until its closing continually maintained its accreditation status receiving a score of 100% compliance with both Mandatory and Non-Mandatory Standards for its most recent audit conducted in October 2007.



## AMERICAN CORRECTIONAL ASSOCIATION REVIEW

American Correctional Association (ACA) published *Standards for Adult Correctional Institutions 3<sup>rd</sup> Edition*, issued in January 1990, was the standard in place at the time the initial facility was designed. This is the standard we have based our review upon and the standard that the Minnesota Department of Corrections uses for the design of prison facilities in the state.

**Finding:** Based our review of the facility while on site and researching the past and current ACA standard, we have identified several areas the facility that are non-compliant even though the ACA accreditation review didn't identify them in their October 2007 review:

1. Furnishings 3-4131: *Dayrooms provide sufficient seating and writing surfaces for every inmate using the dayroom at one time. Dayroom furnishings are consistent with the custody of the inmates assigned.*
  - a. In one housing unit the Dayroom furnishings are not adequate for the number of inmates using the Dayroom assuming all would except in Segregation Housing.
2. Showers 3-4134: *Inmates have access to operable showers with temperature-controlled hot and cold running water at a minimum ratio of one shower for every eight inmates. Water is thermostatically controlled to temperatures ranging from 110 degrees Fahrenheit to ensure the safety of the inmates and to promote hygienic practices.*
  - a. Shower quantity is non-compliant in much of the facility as they don't meet the 1:8 ratio of showers per inmate; therefore, additional showers need to be added or bunks/bed count needs to be reduced.
3. Natural Light in Inmate Rooms/Cells 3-4140: *Inmates in general population who are confined in their rooms/cells for 10 or more hours daily have access to natural light by means of an opening or a window of at least three square feet with a view to the outside.*

*Inmates in general population who are confined in their rooms/cells for less than 10 hours daily have access to natural light through an opening or window as described above or through an opening or window of at least three square feet between their room/cell and an adjacent space. (New Construction Only)*

  - a. Even though this is a new construction provision and would have applied to the original construction, we feel it should be applied to this facility even now.
  - b. Natural light to the cells in A and B Pods is non-compliant and requires more or larger exterior windows added to the cells or added glazing in the cell doors to provide borrowed light.
4. Security – Perimeter Security 3-3164: *The institution's perimeter is controlled by appropriate means to provide that inmates remain within the perimeter and to prevent access by the general public without proper authorization.*
  - a. Per the Standards Comment: *The means chosen to ensure the perimeter should reflect the facility's needs based on size and the degree of security required.*
  - b. Perimeter security provided is in question as the skylights in Pods A and B do not have security bars within them. Even though the facility is surrounded by an exterior security fence system, the security bars should be added.

We discussed these items with CoreCivic just prior to our guided tour of the facility and they expressed that they were aware of the showers issue but not the others. To solve the lack of showers during the facilities operation, they allowed the inmates to shower throughout the day so they didn't consider this an issue for them. While that may be the case, we believe that these items should be resolved to get to the past and current standards.

**Recommendation:** Provide additional furnishings, showers, natural light and perimeter security.

### SITE FEATURES

The usable 22 acre area is surrounded by a perimeter security fence with an interior non-lethal stun fence inside it.

Fencing penetrations include a sallyport at the main public lobby and a vehicle sallyport truck gate.

The site is subdivided into three parts by fencing to allow multiple groups of inmates to use the site at the same time and avoid classifications mixing. The site contains two softball infields and multiple basketball courts.

**Findings:** This is not the typical fencing system used at other MNDOC facilities but it is workable dependent on the inmate classification that the facility will be used for.

**Recommendations:** The fencing is in good condition and can remain in place for the remainder of its useful life at which time it can be upgraded or replaced with a style/type more consistent with Minnesota facilities based on the needs for the facility.

**Findings:** The basketball court in the Northwest corner is located too close to the security fence such that basketballs roll toward the fence and set off the alarm notification.

**Recommendations:** Relocate the basketball court farther from the security fence.

### FACILITY CONDITION

Overall the facility condition is in good shape for its age and 24/7 usage. See the FCA report for further condition assessment.

### HOUSING AND SERVICES BUILDING

Housing is divided into 6 pods containing 38 housing units for various classifications. The housing units are an open configuration with a first floor and stacked cells on an open mezzanine level and provide a combination of single and double occupancy cells. The total capacity of the current facility is 1,600 beds with an additional 63 beds for segregation housing.

Each cell in A and B Pods consist of masonry exterior and interior walls. The cells in B, C, D, E and F Pods consist of precast wall panels with masonry cell fronts. All cells contain detention bunks, shelf with robe hooks and wall mounted seat. Wood shelves have been added for televisions and for toiletries at the sink area. Plumbing fixtures are porcelain toilets and sinks in the majority of cells and detention stainless steel combi units in segregation and ADA cells.

The Prairie Correctional Facility's design makes operation of the facility in a manner consistent the philosophies of the MNDOC difficult; particularly with meeting PREA safety standards. As is, the facility hosts a vast amount of secluded areas where offenders could be victimized. The three main corridors to the offender housing each contain multiple offices, program breakout rooms, vocational and educational space, as well as group rooms, closets, and storage. None of these areas are equipped with surveillance cameras. The main service area presents even more challenges with secluded sections in which individuals could be victimized. The kitchen, vocational woodshop area, leisure and law library, indoor recreation, laundry, medical, and maintenance warehouse and workshop all lack adequate camera coverage. Each poses risk of seclusion and blind spots.

**Finding:** A majority of the housing unit dayrooms (C-Pod, D-Pod, E-Pod, and F-Pod) all have shower areas within the dayroom. The enclosures make an effort to prevent cross gender observation by staff and visitors. The enclosures still allow for adequate observation by security staff to prevent inappropriate behavior. Observation by others within the housing unit (especially from the upper tier) does not violate PREA recommendations as utilized. The enclosures do create barriers within the housing unit that cause blind spots and inadequate lines of sight.

In the A-Pod and B-Pod housing units, the showers, as designed do not meet ACA ratio guidelines for the amount of offenders housed in these areas. Furthermore, the showers lack appropriate privacy screens or barriers to prevent cross gender observation by staff or visitors in the housing unit or control room.

**Recommendation:** Add additional showers and provide adequate screening.

**Finding:** Observation within the segregation unit was the lack of adequate inmate telephones. The facility has 1 portable telephone that is moved on a cart from cell to cell as needed. Considering the amount of available beds (20), the use of the phone for 1 hour per day by each inmate is nearly impossible to accomplish given the facility schedule of activities.

**Recommendations:** Add additional inmate telephones.



**Finding:** The segregation unit was also observed to have outdoor recreation, but no designated space for indoor recreation. Therefore, it was determined that offenders in restricted housing might not be provided recreation during inclement weather.

The facility offered for review restricted housing cells (63 beds) in the ED, EE, and EF housing units. In addition, it was observed that two additional housing units were designed as restricted housing and could be utilized for higher custody level offenders (Units AA – 18 beds and DI – 20 beds).

**Recommendation:** Review the inmate classification for this facility and determine if indoor recreation needs to be provided and if so, determine its best location and provide for this need.

### SUPPORT SERVICES

#### PROGRAMS

The program space within the Prairie Correctional Institute is deemed more than adequate. Some housing areas can and should be utilized for group counseling or similar events. The security corridors have several classroom and office areas immediately adjacent to housing areas.

Upon review of the leisure and law library spaces and the religious activities space these items were appropriately sized to encumber an offender population of 1,600 plus.

There are three (3) gymnasiums located within the property that can be utilized as indoor recreation for the offender population and these areas could also be utilized for large meetings and/or events from religious services, specific program activities or staff functions in these very large multi-purpose areas. There was also a very well equipped indoor weight room that appeared to be sufficient for the projected population in this building. The facility also has an expanded area within the secure perimeter that contains two (2) softball fields and a greenhouse for a horticulture program.

This facility had a distinctly separate wing/corridor which contains several classroom areas and appropriate office spaces for program staff. These classroom areas could also be utilized for a myriad of functions and are deemed more than acceptable for a facility of this size.

We also toured the wood working shop that possessed sufficient equipment, space and classroom area for a program that would be the envy of many state correctional entities.

**Finding:** The Prairie Correctional facility possessed an incredible amount of good program space.

**Recommendation:** None for this area of the facility.

### MEDICAL CLINIC, HOUSING AND PHARMACY

A walk thru audit was conducted in the area designated as Medical Clinic and housing. The area was found clean; neat with no clutter.

It was apparent that the number of patient rooms (seven) was not sufficient to accommodate a prisoner population of 1,600. Of course, policy may already be established that chronically ill prisoners are not maintained and treated at the Prairie facility but rather transferred to a more suitable institution. It should be noted that the Prairie facility is somewhat remote when compared to all other Minnesota Department of Corrections facilities and the transport of chronically ill patients could be cost prohibitive (i.e. availability of secure ambulatory vehicles). Additionally, patients would be required to be medically stabilized prior to these long-range transports for appropriate services.

The clinic space appeared to be sufficient to handle the myriad of medical and dental examinations and treatments required for a facility of this size. Office space, medical records and an area for the nurses and related medical personnel was also deemed sufficient. The pharmacy area seemed small and less than adequate for a population of this size.

**Finding:** The clinic area and examination rooms structurally did not provide security personnel with appropriate sight lines to monitor the medical staff and prisoners. Working from the existing architectural design it is apparent that several security staff would be required to appropriately supervise the clinic examination spaces, and offices while continuing to maintain a secure environment in the waiting area. It should be noted that the pharmacy is a singular room located adjacent to the prisoner waiting area that creates a security issue. There were no CCTV cameras located in the clinic space, offices, hallways, waiting area or in the pharmacy that could be utilized to assist and curtail the utilization of security staff. There was not a sufficient officer station nor space for same anywhere near the ingress or egress of the waiting room, clinic and/or pharmacy.

**Recommendation:** Move the pharmacy to a more suitable and secure area. One possibility would be to move the pharmacy to the medical records room once the medical records storage begin to meet existing federal legislation and a transition from a paper medical folder moves into an electronic record.

**Finding:** The clinic space was observed with 4 rooms equipped and designated as exam rooms. Two of the rooms meet NCCHC requirements to include handwashing stations; while the remaining two failed to comply with this standard.

**Recommendation:** Install handwashing stations required in the 2 exam rooms.

### LAUNDRY

**Finding:** The laundry area was toured and it was deemed not to have sufficient space to fold cloths and or stage the cloths, linen and blankets for laundering. Additionally, the lack of washing machines and dryer units was indicative of a very poorly planned laundry area or a facility that has witnessed exponential construction of new housing without the expansion of ancillary areas; the laundry.

**Recommendation:** It is recommended that in order for this laundry to function properly and to comply with applicable American Correctional Association standards an adequate and appropriate sized laundry be constructed prior to the operation of this facility.

Many times the question is asked, what is an appropriate size laundry, loading/unloading area and storage look like. The answer to that question is found in the operational function of a working correctional based laundry system. At a minimum the facility administration is required to have at least one set of bedding, clothing and related materials issued to the resident population. At the same time the laundry is in the process of retrieving, cleaning, folding and redistribution of these items to the resident population. Finally, again, at a minimum, the facility administration should maintain in storage at least one complete set of bedding, clothing and related items in storage for the routine replacement of damaged, torn materials when returned from the resident population.

The planning for a new facility laundry area must consider appropriate space for the equipment (washers & dryers), dirty laundry staging area, clean laundry folding and staging area and a warehouse or storage area for the storing of clothing, linens, towels, blankets, etc. and also spare cleaning solvents and related materials.

### FOOD SERVICE

A review of the Food Service area was conducted and it appeared to possess adequate equipment and infrastructure to prepare in excess of 1,600 meals three times per day. Areas reviewed were warehouse space, dry storage, freezer and cooler space, food preparation room, cooking area and tray, pot and utensil cleaning space.

All of the spaces were neat and clean and appeared to be of adequate size for a correctional facility that can house up to 1,600 prisoners.

All equipment (food preparatory, cooking, and baking and tray machine) appeared to be in good working order and maintained in good working condition. We did not have the opportunity to start up or work with any of this elaborative food service equipment so we cannot report with certainty that all equipment is in good working order.

**Finding:** While the overall space appears to be adequate for a meal preparation and distribution for a 1,600 offender population, the areas were segmented and have a separate defined space, for instance a food preparatory room, a cooking area, a dish machine and tray cleaning room. These distinctly separate spaces may work extremely well in the free world food service industry; however, the reality is this design is very security staff intensive and problematic in a prison setting. There were no CCTV cameras located in the overall food service area increasing the sight line difficulties for security personnel.

**Recommendation:** Partial removal of walls and if the wall is load bearing and cannot be removed to remove sections of the wall (i.e. open window effect) that would greatly improve the sight lines of security personnel, thus increasing security. Further we recommend the addition of CCTV cameras in all areas of the food service area to include but not limited to: food preparatory space, cooking space, baking space, tray cleaning area, cooler and freezer areas, dry storage room, equipment room, warehouse, loading dock and refuse container area.

### INTAKE

A review of the Prairie facility's intake area was conducted and found to be architecturally prohibitive in the transitioning of large groups of individuals either into or out of the building. Upon review, it was recognized that this area contained a secure sallyport for transport vehicles to load and unload offenders safely. The actual intake area contained work spaces that appeared to be adequate to process incoming and outgoing offenders. Upon further review, the areas were cramped, office and work spaces that made workflow choppy. The specific processing areas were not appropriate to properly and safely process transitioning prisoners. There was not sufficient group holding cell space that might be required when sending or receiving large groups of people.

**Finding:** The Prairie Correctional Facility was originally constructed and has been subjected to, two major renovations and additions of housing and related areas. The original vehicle sallyport was designed and constructed as a "drive-thru" secure area capable of holding several automobiles, vans or a bus. Once prisoners were unloaded or loaded, the vehicles would leave through a secure garage door opening at the opposite end of the sallyport. During one of these renovations, the secure intake sallyport exit door was closed off due to an expansion to the public entrance and waiting area. It appears that the decision to close the exit area compromises the secure transition of prisoners into and out of the building in order to create space for public access.

**Recommendation:** The current configuration and method of operation of the intake vehicle sallyport has been utilized with only one vehicle door. Once prisoners are loaded or unloaded, that specific vehicle is required to back out of the sallyport. This method can and has worked during normal operating conditions, but once this facility is placed into an emergency and the emergent condition requires the evacuation of the entire population in response to a catastrophic event, the defect in the sallyport doors will be realized. It is recommended that prior to habitation of this facility, a solution to this long term problematic conditions needs to be resolved.

**Finding:** During the evaluation of the intake area, it was realized that the inmate property storage was not of adequate size and dimension to securely maintain the property of a 1,600 offender population. During our walk-thru we witnessed that facility prisoner footwear and uniforms were also stored in this area.

**Recommendation:** The property room needs to be provided additional storage space. The storage of facility bedding, shoes, and prisoner uniforms need to be stored in an adjacent area, but completely separate from the prisoner property. The obvious reason for this recommendation is that most staff are allowed to retrieve facility owned items (bedding, uniforms, footwear) and by storing these items in the prisoner personal property area compromises the secure storage of these items.

### ADMINISTRATION

The administration area appears adequately sized for this size facility and contains open workstation work areas, offices, conference rooms, restrooms, locker rooms, exercise room and break area.

**Finding:** The staff restrooms are not fully ADA compliant.

**Recommendation:** Remodel the restrooms to be ADA compliant.

### LOBBY AND VISITATION

The visitation area located in the Administration area of the facility contains nine non-contact face-to-face visitation alcoves plus an open contact visitation area. They appeared to be of insufficient size to allow both legal and family visits to an incarcerated population of this size; 1,600 plus. It appears that the existing visitation area was originally built during the first phase of construction and that no new visitation space was added as the facility expanded with new housing units.

**Finding:** It is recommended that a specific study of the visitation space be conducted to determine the correct open space for tables and chairs required for contact visits and the appropriate number of stations required for non-contact visitation for a population the size of the Prairie Correctional Facility.

**Recommendation:** It is recognized Minnesota Department of Corrections will need to contract with a vendor for prisoner telephones located in all the housing units. Many of these vendors also offer video visitation services which could allow for additional visitation of family without affecting the overall security issues normally encountered. It is recommended that the Minnesota DOC allow these contractors to submit proposals that could enhance visitation opportunities without the need to build new space along with the perpetual costs of providing security staff and protocols to that space. Video visitation could also enhance visitation opportunities for many families without the need to travel to this very rural area.

## JACOBS INDUSTRY BUILDING

The industry building is a pre-engineered metal building that has been used for packaging and assembly uses. It contains one open area for industry programs, office, restrooms and a break area.

**Finding:** Location on the site is not ideal for inmate movement through the secure truck gate area to access the building.

**Recommendation:** With the proper program / industry usage, the building would function very well.

## MECHANICAL

### 1. A Pod

#### a. Existing Mechanical Systems

- 1) The existing mechanical systems are based on multiple natural gas fired commercial style roof top units with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Exhaust from individual cells is accomplished through the plumbing chase with little ductwork. Much of the ductwork is routed on the roof exposed to the elements. All of the grilles accessible to inmates are maximum security perforated steel style.
- 2) The security control station is served by a separate rooftop HVAC unit allowing for individual control of that area.
- 3) The plumbing fixtures within most of the cells are porcelain. A select number of the cells (used for segregation) utilize stainless steel combi-units. These fixtures appear to be in acceptable shape and are still functioning.
- 4) Many of the existing shower heads are not anti-ligature correction style, but are simple commercial grade shower heads.
- 5) Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system. Based on the age of the facility, investigation, and the original construction documents available, it is unlikely that the showers meet the more recent ASSE 1070/1016 anti-scald shower requirements.
- 6) The whole building (including the individual cells) is protected with a wet type fire suppression system. The sprinkler heads within the cells are correctional style, the remainder are pendant style.
- 7) Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.

#### b. Issues and Recommendations

- 1) The roof mounted ductwork appears to be internally insulated. With internal insulation, there is always concern about insulation pieces becoming airborne and being distributed into the space.

Additionally, internal ductwork insulation can encourage mold growth. Without opening up this ductwork and inspecting it, it is difficult to determine if there are any issues with loose insulation or mold.

- 2) Several pendant style sprinkler heads located in the day room are located within reach of inmates and will be tampered with. Replace these sprinkler heads (approximately 15) with correctional style heads with a cage to prevent tampering.
- 3) For safety concerns, it is recommended that the non-correction style shower heads be replaced with the correct correctional style to reduce tampering and reduce ligature points. The new showers will be similar to an Acorn LR1748ADA.
- 4) While the facility's age will allow it to pass on the ASSE 1070/1016 requirement for anti-scald mixing valves for the single temperature showers, compliance will be required when these fixtures are replaced at the end of their life. Each individual new/remodeled shower will be provided with an ASSE 1070/1016 compliant mixing valve to prevent scalding.

### 2. A/B Gym

#### a. Existing Mechanical Systems

- 1) The existing mechanical systems are based on multiple natural gas fired commercial style roof top unit with no cooling. The air distribution ductwork system is very simple with limited temperature control zones. Cooling is ventilation only. There are several large louvers with dampers low in the outside walls and several exhaust fans on the roof. These operate together to bring in outside air for cooling. The dampers in these louvers do not seal well. The facility has taped plastic over them in an attempt to limit air infiltration.
- 2) The security control station is served by a rooftop HVAC unit that also serves several inmate areas (barber shop, game room, and casework offices). Because of this, there are no means for individual temperature control of that area.
- 3) Domestic hot water is generated in the Support Services building and is circulated throughout the space via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system.
- 4) The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style. Protective cages are provided for the sprinkler heads in the gyms.
- 5) Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.

#### b. Issues and Recommendations

- 1) Due to their condition, the ventilation dampers for the gyms shall be replaced with high performance low leakage motorized dampers with actuators. There are 10 dampers each 24"x48". This will limit air infiltration, improve space temperature during the winter and reduce energy usage.

### 3. B Pod

#### a. Existing Mechanical Systems

- 1) The existing mechanical systems are based on multiple natural gas fired commercial style roof top units with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Exhaust from individual cells is accomplished through the plumbing chase with little ductwork. Much of the ductwork is routed on the roof exposed to the elements. All of the grilles accessible to inmates are maximum security perforated steel style.
- 2) The security control station is served by a separate rooftop HVAC unit allowing for individual control of that area.
- 3) The plumbing fixtures within most of the cells are porcelain. A select number of the cells (used for segregation) utilize stainless steel combi-units. These fixtures appear to be in acceptable shape and are still functioning.
- 4) Many of the existing shower heads are not anti-ligature correction style, but are simple commercial grade shower heads.
- 5) Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system. Based on the age of the facility, investigation, and the original construction documents available, it is unlikely that the showers meet the more recent ASSE 1070/1016 anti-scald shower requirements.
- 6) The whole building (including the individual cells) is protected with a wet type fire suppression system. The sprinkler heads within the cells are correctional style, the remainder are pendant style.
- 7) Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.

b. Issues and Recommendations

- 1) The roof mounted ductwork appears to be internally insulated. With internal insulation, there is always concern about insulation pieces becoming airborne and being distributed into the space. Additionally, internal ductwork insulation can encourage mold growth. Without opening up this ductwork and inspecting it, it is difficult to determine if there are any issues with loose insulation or mold.
  - 2) Several pendant style sprinkler heads located in the day room are located within reach of inmates and will be tampered with. Replace these sprinkler heads (approximately 15) with correctional style heads with a cage to prevent tampering.
  - 3) For safety concerns, it is recommended that the non-correction style shower heads be replaced with the correct correctional style to reduce tampering and reduce ligature points. The new showers will be similar to an Acorn LR1748ADA.
  - 4) While the facility's age will allow it to pass on the ASSE 1070/1016 requirement for anti-scald mixing valves for the single temperature showers, compliance will be required when these fixtures are replaced at the end of their life. Each individual new/remodeled shower will be provided with an ASSE 1070/1016 compliant mixing valve to prevent scalding.
4. Support Services (Medical, Laundry, Food Service, Intake, Administration, Lobby, Visitation, Master Control, Boiler Room)



### a. Existing Mechanical Systems

- 1) The existing mechanical systems are based on multiple natural gas fired commercial style roof top units with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones.
- 2) Domestic hot water is generated in the boiler room and is circulated throughout the spaces via a pump. Domestic hot water is generated with 3 non-condensing gas fired boilers. A storage tank is used for buffering purposes. These boilers were installed during one of the later facility additions.
- 3) The local domestic water is very hard (over 13 grains per gallon). The facility currently softens the domestic hot water to improve equipment life and reduce scale on fixtures. The existing softener system appears to have been installed during the original construction and is in need of replacement. There is evidence at nearly all of the plumbing fixtures throughout the facility of the hard water.
- 4) While in the boiler room, it was discovered that one or more of the natural gas pressure regulators was venting into the space excessively. The venting was enough that I was forced to leave the room coughing uncontrollably. The facility staff was notified immediately as this is a dangerous condition.
- 5) The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style.
- 6) Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
- 7) Master control does not have a dedicated staff restroom available within the secure space. A restroom appears on the original construction documents, but it must have been removed during a more recent remodel. Instead, staff must exit the space and travel down a hallway into the administrative areas to use the restroom.
- 8) Master control has a separate rooftop unit for HVAC allowing for independent space temperature control.
- 9) The main security electronics room does not have an independent cooling unit. It is served by the rooftop unit that also serves Master Control.
- 10) There is a single above ground steel grease interceptor for the 3 compartment sink in the Food Service area. While this installation meets code, steel grease interceptors are notorious for failing well before their life expectancy. If the unit fails, sanitary waste will leak into the Food Service area.
- 11) The existing kitchen hoods appear to be in good shape. However, the equipment beneath them appears to be misaligned. The MN Mechanical code requires that a kitchen hood have a minimum of 6" overhang on the ends and a 12" overhang on the front. Currently most of the hoods have end overhangs closer to 4".
- 12) The main server room does not have an independent cooling unit. The facility currently has a portable cooling unit in the space and the heat is being discharged into the ceiling plenum.
- 13) The vehicle sallyport area is not cooled and is heated with non-condensing gas fired unit heaters.

- 14) The boiler room is not cooled and is heated with non-condensing gas fired unit heaters.
- 15) The existing facility wide building automation system (BAS) is built on the Trane Tracer Summit automation system. This system is a legacy system and while it is supported by Trane, the products are no longer being manufactured and sold. Based on discussions with the facility, the system is capable of monitoring and controlling all of the equipment at the facility. Data trending capabilities are unknown at this time. Additionally, the Trane Tracer Summit system is only modifiable by an authorized Trane reseller.
- 16) The facility currently employs a large propane tank as a backup for the natural gas service that provides heating to the facility. The facility does have an interruptible natural gas rate and is called to curtail their natural gas usage during the very coldest days of winter. Based on discussions with the facility staff, the existing system provides 3 to 4 days of redundancy for the facility before needing to be refilled.

b. Issues and Recommendations

- 1) Updating the security electronics system within the main security electronics room will add heat load to this space and it will become difficult to maintain an acceptable temperature in both the main security electronics room and Master Control as they are served by the same rooftop unit. A new standalone DX cooling unit of approximately 2.5 tons will be provided for this space. The unit will be capable of cooling when the outside temperature is -20°F
- 2) As the age is unknown, the existing above ground steel grease interceptor in the Food Service area shall be replaced with a unit made of polyethylene. The unit will be similar to a Schier GB3. Preemptive replacement will mean no downtime for the Food Service area. Polyethylene grease interceptors typically come with a lifetime warranty.
- 3) The equipment under the existing kitchen hoods in Food Service needs to be adjusted to provide the code required overhangs (6" at each end and 12" in the front). If this cannot be accomplished, then the hoods or the equipment beneath them needs to be modified so that the hoods meet the code requirements.
- 4) Updating the information technology system within the main server room will add heat load to this space and it will become impossible to maintain the space temperature with the existing portable cooling unit. A new standalone DX cooling unit of approximately 2.5 tons will be provided for this space. The unit will be capable of cooling when the outside temperature is -20°F
- 5) The inmate accessible areas within the Intake space (holding cells) do not appear to have correction style sprinkler heads in them. The existing sprinkler heads (approximately 5) will be replaced with security style sprinkler heads.
- 6) Because it is at the end of its life, the existing domestic water softener shall be replaced with a new system capable of softening 100 gpm.
- 7) In addition, we would recommend that the softener system be enlarged (or additional systems be added in other rooms) to partially soften all of the domestic water used at the facility. The current hardness level in the cold water is more than enough to cause extensive scaling on all of the fixtures in the facility. Hard water damages fixtures and equipment causing higher maintenance requirements and shorter fixture/equipment lifespans. The target should not be to remove all of

the hardness, but to get the water close to 5 grains per gallon where the hardness is less likely to leave the water and cause scale.

- 8) The existing natural gas pressure regulators within the boiler room should all be checked for leaks and tested to ensure proper operation. Defective regulators should be replaced. As noted above, one or more of the existing regulators was leaking/venting into the room.
- 9) The existing domestic water heater boilers are of a non-condensing style and are therefore only 85% efficient. It is recommended that the existing water heater boilers be replaced with fully condensing boilers to increase their efficiency to 95%+.
- 10) With the existing BAS system being no longer made, it is recommended that the facility be transitioned to a new system. This process would be done slowly with new equipment being installed on a new BAS. This new BAS would be able to integrate with the existing Trane Tracer Summit system to maintain control of all of the equipment until the transition is complete. Any new BAS system should be based on an open control protocol (BACNet) and have an open front end standard (Tridium) that will allow for more diversity in vendors and better pricing for repairs and modifications.

### 5. Maintenance/Wheels of Learning

#### a. Existing Mechanical Systems

- 1) The maintenance areas are not cooled and are heated with non-condensing gas fired unit heaters.
- 2) The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style.
- 3) Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
- 4) The existing mechanical systems in the Wheels of Learning are based on multiple natural gas fired commercial style roof top unit with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones.
- 5) Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system.

#### b. Issues and Recommendations

- 1) Replacing the existing non-condensing gas fired unit heaters with fully condensing gas fired units is a simple way to improve energy efficiency.

### 6. Woodshop/Warehouse

#### a. Existing Mechanical Systems

- 1) The Woodshop areas are not cooled and are heated with non-condensing gas fired unit heaters.
- 2) Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.

- 3) The existing mechanical systems in the Warehouse are based on multiple natural gas fired commercial style roof top units with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Parts of the ductwork in the warehouse have become lightly damaged and is no longer sealed.
- 4) Domestic hot water is generated in the Support Services building and is circulated throughout the area via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system.
- 5) The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style.
- 6) The existing duct collection for the wood shop relies on multiple small indoor style dust collectors that operate inside the building and use filters to clean the air.

b. Issues and Recommendations

- 1) Replacing the existing non-condensing gas fired unit heaters with fully condensing gas fired units is a simple way to improve energy efficiency.
- 2) The damaged ductwork within the Warehouse should be repaired and resealed to improve air distribution and energy efficiency.
- 3) It is atypical for a correctional facility in Minnesota to have shop dust collectors inside the building. Typically, larger dust collectors are located outside and are of a more industrial style. By placing them outside, they are easier to maintain and can last much longer and filter out the wood dust better.

### 7. Jacobs Industry Building

a. Existing Mechanical Systems

- 1) Currently the warehouse is served by water to air heat pumps suspended from the structure. These units exchange heat with water circulated through pipes in the building and then through a series of horizontal coils of piping buried in a grass area near the building. The pumps serving this pipe loop were recently replaced due to equipment failures.
- 2) Domestic hot water is generated locally with a non-condensing gas fired water heater. The unit is over 15 years old and is in rough shape.
- 3) The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style.

b. Issues and Recommendations

- 1) Due to the condition, the existing domestic water heater should be replaced before it fails. A new fully condensing gas fired unit with a recovery rate of 200 GPH will be provided for increased energy efficiency.

### 8. C Pod

a. Existing Mechanical Systems

- 1) The existing mechanical systems are based on multiple natural gas fired commercial style roof top unit with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Exhaust from individual cells is accomplished through the plumbing chase with little ductwork. Exhaust ductwork for the showers is accomplished with flexible ductwork. All of the grilles accessible to inmates are maximum security perforated steel style.
  - 2) The security control station is served by a rooftop unit that also serves the additional office spaces adjacent to the main corridor. Because of that, space temperature control within the security control station is not independent of the rest of the space.
  - 3) The security control station does not have a dedicated staff restroom available within the secure space. Instead, staff must exit the space to use the restroom located in the main corridor.
  - 4) The plumbing fixtures within most of the cells are porcelain. A select number of the cells (used for segregation) utilize stainless steel combi-units. These fixtures appear to be in acceptable shape and are still functioning.
  - 5) Many of the existing shower heads are not anti-ligature correction style, but are simple commercial grade shower heads.
  - 6) Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system. Based on the age of the facility, investigation, and the original construction documents available, it is unlikely that the showers meet the more recent ASSE 1070/1016 anti-scald shower requirements.
  - 7) The whole building (including the individual cells) is protected with a wet type fire suppression system. The sprinkler heads within the cells are correctional style, the remainder are pendant style.
  - 8) Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
  - 9) Most of the existing piping (domestic water, sanitary sewer, and sanitary vent) within all of the existing pipe chases is abnormally rusted. In most of the pipe chases, there is evidence of small leaks. In addition, while test flushing one of the toilets, a large leak happened and the facility staff needed to isolate a portion of the domestic water piping. It appears that the floors of the chases are dirt and do not have any type of vapor barrier. This is likely the source of the moisture that is causing much of the rusting within the chase.
  - 10) The pod security electronics room does not have an independent cooling unit. It is served by the rooftop unit that also serves the offices along the hallway.
- b. Issues and Recommendations
- 1) Several pendant style sprinkler heads located in the day room are located within reach of inmates and will be tampered with. Replace these sprinkler heads (approximately 15) with correctional style heads with a cage to prevent tampering.
  - 2) For safety concerns, it is recommended that the non-correction style shower heads be replaced with the correct correctional style to reduce tampering and reduce ligature points. The new showers will be similar to an Acorn LR1748ADA.

- 3) While the facility's age will allow it to pass on the ASSE 1070/1016 requirement for anti-scald mixing valves for the single temperature showers, compliance will be required when these fixtures are replaced at the end of their life. Each individual new/remodeled shower will be provided with an ASSE 1070/1016 compliant mixing valve to prevent scalding.
- 4) Due to the condition and the leaks, large portions of the piping and the valves within the chases needs to be addressed. All of the existing flush valves and fixtures valves will be replaced (Approximately 128). In addition, the existing piping will be checked for leaks and those will be repaired. It is assumed that some portion of the piping will need to be replaced due to rusting.
- 5) It is recommended that the floors of the plumbing chases be sealed to mitigate moisture transfer from the ground to the building. If this moisture transfer is not stopped, rusting will continue, valves will fail prematurely and eventually all of the piping in the chases will fail and require replacement.
- 6) Updating the security electronics system within the pod security electronics room will add heat load to this space and it will become impossible to maintain the space temperature in this room without adversely affecting the temperature of the other rooms served by the rooftop unit. A new standalone DX cooling unit of approximately 2.5 tons will be provided for this space. The unit will be capable of cooling when the outside temperature is -20°F

### 9. C Gym

#### a. Existing Mechanical Systems

- 1) The C Gym area is not cooled and is heated with non-condensing gas fired unit heaters. Cooling ventilation is provided by exhaust fan on the roof.
- 2) Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
- 3) Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system.
- 4) The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style.
- 5) The inmate restroom is not a separate space and is essentially within the gym space. A small amount of exhaust and makeup air is provided in the area of the inmate restroom, but functionally it does nothing to control odors.

#### b. Issues and Recommendations

- 1) Replacing the existing non-condensing gas fired unit heaters with fully condensing gas fired units is a simple way to improve energy efficiency.
- 2) While the exhaust and ventilation for the inmate restroom in the gym appears to meet the letter of the Minnesota Mechanical Code, it doesn't really meet the intent. It is recommended that walls and a ceiling be added around the restroom area so that the ventilation system will operate properly to control odors.

### 10. D Pod

#### a. Existing Mechanical Systems

- 1) The existing mechanical systems are based on multiple natural gas fired commercial style roof top units with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Exhaust from individual cells is accomplished through the plumbing chase with little ductwork. Exhaust ductwork for the showers is accomplished with flexible ductwork. All of the grilles accessible to inmates are maximum security perforated steel style.
- 2) Several of the sub-pod share common plumbing chases (DE & DF, DG & DH, DA & DB, DC & DD) with only the security access panels keeping people from moving from one sub-pod to another.
- 3) The security control station is served by a rooftop unit that also serves the additional office spaces adjacent to the main corridor. Because of that, space temperature control within the security control station is not independent of the rest of the space.
- 4) The security control station does not have a dedicated staff restroom available within the secure space. Instead, staff must exit the space to use the restroom located in the main corridor.
- 5) The plumbing fixtures within most of the cells are porcelain. A select number of the cells (used for segregation) utilize stainless steel combi-units. These fixtures appear to be in acceptable shape and are still functioning.
- 6) Many of the existing shower heads are not anti-ligature correction style, but are simple commercial grade shower heads. Many of the ADA showers are of the hose and wand style. This is very unusual at a correctional facility as the hose and wand are easily removable and damageable.
- 7) Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system. Based on the age of the facility, investigation, and the original construction documents available, it is unlikely that the showers meet the more recent ASSE 1070/1016 anti-scald shower requirements.
- 8) The whole building (including the individual cells) is protected with a wet type fire suppression system. The sprinkler heads within the cells are correctional style, the remainder are pendant style.
- 9) Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
- 10) Most of the existing piping (domestic water, sanitary sewer, and sanitary vent) within all of the existing pipe chases is abnormally rusted. In most of the pipe chases, there is evidence of small leaks. In addition, while test flushing one of the toilets, a large leak happened and the facility staff needed to isolate a portion of the domestic water piping. It appears that the floors of the chases are dirt and do not have any type of vapor barrier. This is likely the source of the moisture that is causing much of the rusting within the chase.
- 11) The pod security electronics room does not have an independent cooling unit. It is served by the rooftop unit that also serves the offices along the hallway.

### b. Issues and Recommendations

- 1) Several pendant style sprinkler heads located in the day room are located within reach of inmates and will be tampered with. Replace these sprinkler heads (approximately 15) with correctional style heads with a cage to prevent tampering.
- 2) For safety concerns, it is recommended that the non-correction style shower heads be replaced with the correct correctional style to reduce tampering and reduce ligature points. The new showers will be similar to an Acorn LR1748ADA.
- 3) While the facility's age will allow it to pass on the ASSE 1070/1016 requirement for anti-scald mixing valves for the single temperature showers, compliance will be required when these fixtures are replaced at the end of their life. Each individual new/remodeled shower will be provided with an ASSE 1070/1016 compliant mixing valve to prevent scalding.
- 4) Due to the condition and the leaks, large portions of the piping and the valves within the chases needs to be addressed. All of the existing flush valves and fixtures valves will be replaced (Approximately 128). In addition, the existing piping will be checked for leaks and those will be repaired. It is assumed that some portion of the piping will need to be replaced due to rusting.
- 5) It is recommended that the floors of the plumbing chases be sealed to mitigate moisture transfer from the ground to the building. If this moisture transfer is not stopped, rusting will continue, valves will fail prematurely and eventually all of the piping in the chases will fail and require replacement.
- 6) Updating the security electronics system within the pod security electronics room will add heat load to this space and it will become impossible to maintain the space temperature in this room without adversely affecting the temperature of the other rooms served by the rooftop unit. A new standalone DX cooling unit of approximately 2.5 tons will be provided for this space. The unit will be capable of cooling when the outside temperature is -20°F

## 11. E Pod

### a. Existing Mechanical Systems

- 1) The existing mechanical systems are based on multiple natural gas fired commercial style roof top units with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Exhaust from individual cells is accomplished through the plumbing chase with little ductwork. Exhaust ductwork for the showers is accomplished with flexible ductwork. All of the grilles accessible to inmates are maximum security perforated steel style.
- 2) Several of the sub-pod share common plumbing chases (DE & DF, DG & DH, DA & DB, DC & DD) with only the security access panels keeping people from moving from one sub-pod to another.
- 3) The security control station is served by a rooftop unit that also serves the additional office spaces adjacent to the main corridor. Because of that, space temperature control within the security control station is not independent of the rest of the space.
- 4) The security control station does not have a dedicated staff restroom available within the secure space. Instead, staff must exit the space to use the restroom located in the main corridor.



- 5) The plumbing fixtures within most of the cells are porcelain. A select number of the cells (used for segregation) utilize stainless steel combi-units. These fixtures appear to be in acceptable shape and are still functioning.
  - 6) Many of the existing shower heads are not anti-ligature correction style, but are simple commercial grade shower heads. Many of the ADA showers are of the hose and wand style. This is very unusual at a correctional facility as the hose and wand are easily removable and damageable.
  - 7) Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system. Based on the age of the facility, investigation, and the original construction documents available, it is unlikely that the showers meet the more recent ASSE 1070/1016 anti-scald shower requirements.
  - 8) The whole building (including the individual cells) is protected with a wet type fire suppression system. The sprinkler heads within the cells are correctional style, the remainder are pendant style.
  - 9) Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
  - 10) Most of the existing piping (domestic water, sanitary sewer, and sanitary vent) within all of the existing pipe chases is abnormally rusted. In most of the pipe chases, there is evidence of small leaks. In addition, while test flushing one of the toilets, a large leak happened and the facility staff needed to isolate a portion of the domestic water piping. It appears that the floors of the chases are dirt and do not have any type of vapor barrier. This is likely the source of the moisture that is causing much of the rusting within the chase.
  - 11) The pod security electronics room does not have an independent cooling unit. It is served by the rooftop unit that also serves the offices along the hallway.
- b. Issues and Recommendations
- 1) Several pendant style sprinkler heads located in the day room are located within reach of inmates and will be tampered with. Replace these sprinkler heads (approximately 15) with correctional style heads with a cage to prevent tampering.
  - 2) For safety concerns, it is recommended that the non-correction style shower heads be replaced with the correct correctional style to reduce tampering and reduce ligature points. The new showers will be similar to an Acorn LR1748ADA.
  - 3) While the facility's age will allow it to pass on the ASSE 1070/1016 requirement for anti-scald mixing valves for the single temperature showers, compliance will be required when these fixtures are replaced at the end of their life. Each individual new/remodeled shower will be provided with an ASSE 1070/1016 compliant mixing valve to prevent scalding.
  - 4) Due to the condition and the leaks, large portions of the piping and the valves within the chases needs to be addressed. All of the existing flush valves and fixtures valves will be replaced (Approximately 128). In addition, the existing piping will be checked for leaks and those will be repaired. It is assumed that some portion of the piping will need to be replaced due to rusting.

- 5) It is recommended that the floors of the plumbing chases be sealed to mitigate moisture transfer from the ground to the building. If this moisture transfer is not stopped, rusting will continue, valves will fail prematurely and eventually all of the piping in the chases will fail and require replacement.
- 6) Updating the security electronics system within the pod security electronics room will add heat load to this space and it will become impossible to maintain the space temperature in this room without adversely affecting the temperature of the other rooms served by the rooftop unit. A new standalone DX cooling unit of approximately 2.5 tons will be provided for this space. The unit will be capable of cooling when the outside temperature is -20°F

### 12. Armory

#### a. Existing Mechanical Systems

- 1) The existing mechanical system is a single electric air to air heat pump style roof top unit. The air distribution ductwork system is very simple with limited temperature control zones. This unit was unable to keep up with the heating requirement during design days so a small electric unit heater was added to the space.
- 2) Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.

#### b. Issues and Recommendations

- 1) None.

### 13. Roofs

#### a. Existing Mechanical Systems

- 1) All of the gas piping serving the rooftop HVAC units is routed on the roof. It appears that some of the piping is not galvanized or painted and none of it has a label identifying it as gas piping. It is possible, the piping was galvanized or painted at one time, but that the coating has flaked off. Additionally, there are very limited numbers of branch isolation valves on the system. While each piece of equipment has an isolation valve for maintenance, there are a very limited number of places where the larger natural gas piping main branches can be isolated.
- 2) The existing roof top HVAC units appear to be in acceptable shape. Many of them are at or near the end of their typical lifespans. The facility has started replacing them in batches in the last several years. In 2015 and 2016 approximately 15 units on the Support Services building were replaced with new.
- 3) Roof access for maintenance is accomplished through one of three roof hatches (A Pod, B Pod or Support Services). The current staff will bring maintenance supplies up the ships ladders at one of these locations. For maintenance jobs requiring more equipment or parts (filter replacement or welding), the facility will often use a lift to get the necessary items to the roof.

#### b. Issues and Recommendations

- 1) The MN Fuel Gas Code requires that gas piping outside of a building be either galvanized or painted with an appropriate corrosion inhibiting paint. The sections of piping that show no

remaining galvanization or coating shall be painted and all sections of the piping be properly labeled.

- 2) It is recommended, for maintenance purposes, that additional branch isolation valves should be added to the natural gas system to allow sections of the system to be turned off without needing whole buildings to be turned off.

#### 14. Overall Systems and Energy Efficiency

##### a. Existing Mechanical Systems

- 1) With most of the heating equipment being natural gas fired rooftop units and non-condensing gas fired unit heaters, the facility is not as energy efficient as it could be.
- 2) This facility has more individual HVAC units than most other types of facility because it utilizes smaller, low cost, commercial style units rather than larger central station air handlers. The large number of HVAC units compared to other facilities will increase maintenance needs at the facility. Simply changing filters on all of the units will likely be a multi-day affair.
- 3) These types of systems also provide for much more limited space temperature control as they are not multizone capable. This means that large groups of spaces are controlled by a single space temperature sensor and individual room temperature control is not possible.
- 4) Based on data provide by the facility for 2008 and 2009 (when the facility was fully occupied) the natural gas usage per square foot of building space was on par with MCF Rush City.
- 5) For that same time period, the electrical usage per square foot of building space was considerably lower than MCF Rush City.
- 6) Additionally, the water usage per square foot of building space was significantly higher in 2008 than MCF Rush City but far lower in 2009. It is unknown how close to full capacity the Prairie Correctional Facility was in 2008 and 2009.
- 7) There was no evidence of sub-metering for the various systems (electricity, natural gas, domestic water). Without sub metering it is difficult to identify buildings/spaces that are resource hogs.

##### b. Issues and Recommendations

- 1) Extensive work could be done to improve energy efficiency at the facility. Some of these items could be accomplished with a minimum of expense and others are significantly costlier.
  - a) Replace all shower heads with low flow shower fixtures (1.5 GPM or less).
  - b) Replace all lavatories with low flow lavatories (0.75 GPM or less).
  - c) Replace all rooftop units with new units that have a SEER of 13.0 or higher.
  - d) Replace all rooftop units with new units with chilled water coils and install a chiller plant, chilled water piping, and circulating pumps.
  - e) Replace all of the existing non-condensing (80% efficient) gas fired unit heaters with fully condensing (95% efficient) gas fired unit heaters.

- f) Replace all of the existing non-condensing (80% efficient) gas fired water heating boilers with fully condensing (95% efficient) gas fired water heating boilers.
- 2) If this facility is purchased by the State of MN it will need to be compliant with the B3/SB2030 metering requirements. Currently there are limited resource meters (electricity, natural gas, domestic water) at the facility. Per the B3/SB2030, each building will require a separate meter for electricity, natural gas, and domestic water. These meters (approximately 10 of each type) need to be added. This will allow the operators to quickly identify spaces using more resources than the average and make changes to reduce resource usage by making improvements or changing operating policies.

### ELECTRICAL

#### 1. A Pod

##### a. Existing Electrical Systems

- 1) The existing Electrical system appears to be from the original construction in 1992. In general, the condition of electrical equipment is good and appears to be well maintained.
- 2) Cells have one double duplex outlet near the cell toilet that seems to have been added after original construction because the cell outlets are surface mounted boxes (through wall connection) with surface mounted EMT conduit on one side of the wall. Junction boxes are standard boxes, a surface box with multiple knockouts that can be accessed by an inmate. There does appear to be some tamperproof screws on the cover (not all screws). Conduit couplings have standard screws. Segregation cells have no outlets installed in the cells.
- 3) Cell lighting is surface wall mounted, fluorescent, tamper proof light fixtures with a fluorescent night light. Light fixtures do not appear to have detention caulking between the fixture and the wall.
- 4) Cell TV cable is an exposed cable run into the cell from a hole drilled through the cell wall into the plumbing chase. There is an F connector on the end of the cable but no protection of the cable itself.
- 5) Dayrooms have smoke detectors located on the ACT ceiling of the dayroom. Cells do not have a smoke detector installed in them (not a code requirement).

##### b. Issues and Recommendations

- 1) Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- 2) Detention caulking should be added around cell light fixtures.

## 2. A/B Gym

### a. Existing Electrical Systems

- 1) The existing Electrical system appears to be from the original construction in 1992. In general condition of electrical equipment is good and appears to be well maintained.
- 2) Lighting is fluorescent fixtures in corridors and metal halide in large volume spaces.

### b. Issues and Recommendations

- 1) Lighting in weight room is inadequate, possibly because some fixtures are out. This rooms lighting is in need of evaluation and improvement. Provide new LED detention grade fixtures in this area.
- 2) Smoke detector coverage in corridors and gyms may not meet current codes and detectors may need to be added. Plan to add about 50 smoke detectors.

## 3. B Pod

### a. Existing Electrical Systems

- 1) The existing Electrical system appears to be from the original construction in 1992. In general condition of electrical equipment is good and appears to be well maintained.
- 2) Cells have one double duplex outlet neat the cell toilet that seems to have been added after original construction because the cell outlets are surface mounted boxes (through wall connection) with surface mounted EMT conduit on one side of the wall. Junction boxes are standard boxes, a surface box with multiple knockouts that can be accessed by an inmate. There does appear to be some tamperproof screws on the cover (not all screws). Conduit couplings have standard screws. Segregation cells have no outlets installed in the cells.
- 3) Cell lighting is surface wall mounted, fluorescent, tamper proof light fixtures with a fluorescent night light. Light fixtures do not appear to have detention caulking between the fixture and the wall.
- 4) Cell TV cable is an exposed cable run into the cell from a hole drilled through the cell wall into the plumbing chase. There is an F connector on the end of the cable but no protection of the cable itself.
- 5) Dayrooms have smoke detectors located on the ACT ceiling of the dayroom. Cells do not have a smoke detector installed in them (not a code requirement).

### b. Issues and Recommendations

- 1) Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- 2) Detention caulking should be added around cell light fixtures.

4. Support Services (Medical, Laundry, Food Service, Intake, Administration, Lobby, Visitation, Master Control)
  - a. Existing Electrical Systems
    - 1) The existing Electrical system appears to be from the original construction in 1992. In general, the condition of electrical equipment is good and appears to be well maintained.
    - 2) Lighting is fluorescent fixtures throughout the spaces, fixtures seem to be in decent condition.
    - 3) Fire alarm system is installed throughout the spaces, coverage may be adequate but should be reviewed with the State Fire Marshal to confirm compliance.
  - b. Issues and Recommendations
    - 1) Upgrade electrical in areas indicated to be remodeled, Medical, Laundry, and Food Service.
5. Maintenance/Wheels of Learning
  - a. Existing Electrical Systems
    - 1) The existing Electrical system appears to be from the original construction in 1992. In general, the condition of electrical equipment is good and appears to be well maintained.
    - 2) Lighting is fluorescent fixtures throughout the spaces, fixtures seem to be in decent condition.
    - 3) Fire alarm system is installed throughout the spaces, coverage may be adequate but should be reviewed with the State Fire Marshal to confirm compliance.
  - b. Issues and Recommendations
    - 1) No issues observed in these areas.
6. Woodshop/Warehouse
  - a. Existing Electrical Systems
    - 1) The existing Electrical system appears to be from the original construction in 1992. In general, the condition of electrical equipment is good and appears to be well maintained.
    - 2) Lighting is fluorescent fixtures throughout the spaces, fixtures seem to be in decent condition.
    - 3) Fire alarm system is installed throughout the spaces, coverage maybe adequate but should be reviewed with the State Fire Marshal to confirm compliance.
  - b. Issues and Recommendations
    - 1) No issues observed in these areas.
7. Jacobs Industry Building
  - a. Existing Electrical Systems
    - 1) The existing Electrical system appears to be from the original construction in 1996. In general condition of electrical equipment is good and appears to be well maintained.

- 2) Lighting is high bay metal halide fixtures, fixtures seem to be in decent condition.
- 3) There are multiple electrical panels which appear to be in good condition.

b. Issues and Recommendations

- 1) No issues observed in this area.

### 8. C Pod

a. Existing Electrical Systems

- 1) The existing Electrical system appears to be from the original construction in 1996. In general, the condition of electrical equipment is good and appears to be well maintained.
- 2) Cells have one flush duplex outlet near the cell toilet. Most of the coverplates are plastic secured with tamperproof screws, a few have been replaced with stainless steel coverplates. Many of the coverplates are in poor condition.
- 3) There is a flush mounted TV outlet located above the desk, coverplates are the same as the receptacle.
- 4) Cell lighting is surface corner mounted, fluorescent, detention light fixture with a fluorescent night light. Light fixtures do not appear to have detention caulking between the fixture and the wall. Light is controlled from a light switch near the door. Same coverplate as the receptacle.
- 5) Dayrooms have smoke detectors located in the pockets of the exposed double T ceiling. Not all pockets have a smoke detector and this has been an issue on some other projects. Cells do not have a smoke detector installed in them (not a code requirement).

b. Issues and Recommendations

- 1) Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- 2) Detention caulking should be added around cell light fixtures.
- 3) All coverplates for light switch, receptacle, and TV outlet should be replaced with stainless steel.
- 4) Dayroom smoke detector coverage should be verified with the State Fire Marshall for code compliance. Plan to add an additional 40 smoke detectors.

### 9. C Gym

a. Existing Electrical Systems

- 1) The existing Electrical system appears to be from the original construction in 1992. In general, the condition of electrical equipment is good and appears to be well maintained.

- 2) Lighting is high bay metal halide fixtures which seem to be in good condition.

b. Issues and Recommendations

- 1) No issues observed in this area.

### 10. D Pod

a. Existing Electrical Systems

- 1) The existing Electrical system appears to be from the original construction in 1996. In general condition of electrical equipment is good and appears to be well maintained.
- 2) Cells have one flush duplex outlet near the cell toilet. Most of the coverplates are plastic secured with tamperproof screws, a few have been replaced with stainless steel coverplates. Many of the coverplates are in poor condition.
- 3) There is a flush mounted TV outlet located above the desk, coverplates are the same as the receptacle.
- 4) Cell lighting is surface corner mounted, fluorescent, detention light fixture with a fluorescent night light. Light fixtures do not appear to have detention caulking between the fixture and the wall. Light is controlled from a light switch near the door. Same coverplate as the receptacle.
- 5) Dayrooms have smoke detectors located in the pockets of the exposed double T ceiling. Not all pockets have a smoke detector and this has been an issue on some other projects. Cells do not have a smoke detector installed in them (not a code requirement).

b. Issues and Recommendations

- 1) Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- 2) Detention caulking should be added around cell light fixtures.
- 3) All coverplates for light switch, receptacle, and TV outlet should be replaced with stainless steel.
- 4) Dayroom smoke detector coverage should be verified with the State Fire Marshall for code compliance. Plan to add an additional 40 smoke detectors.

### 11. E Pod

a. Existing Electrical Systems

- 1) The existing Electrical system appears to be from the original construction in 1996. In general, the condition of electrical equipment is good and appears to be well maintained.
- 2) Cells in this unit have a different electrical in each unit. D Unit have the outlet on the toilet wall. E Unit has the receptacle on the toilet wall but with a blank coverplate. F Unit also has the receptacle



on the toilet wall with a blank coverplate. All of the coverplates are stainless steel secured with tamperproof screws.

- 3) Cells in this unit have a different TV outlet setup in each unit. D Units has the TV outlet on the toilet wall. E Unit has a TV outlet on the toilet wall but it is covered with a blank coverplate. F Unit has no TV outlets. All of the coverplates are stainless steel secured with tamperproof screws.
- 4) Cell lighting is surface corner mounted, fluorescent, detention light fixture with a fluorescent night light. Light fixtures do not appear to have detention caulking between the fixture and the wall. Light is controlled from a light switch near the door. All of the coverplates are stainless steel secured with tamperproof screws.
- 5) Dayrooms have smoke detectors located in the pockets of the exposed double T ceiling. Not all pockets have a smoke detector and this has been an issue on some other projects. Cells do not have a smoke detector installed in them (not a code requirement).

b. Issues and Recommendations

- 1) Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- 2) Detention caulking should be added around cell light fixtures.
- 3) All coverplates for light switch, receptacle, and TV outlet should be replaced with stainless steel.
- 4) Dayroom smoke detector coverage should be verified with the State Fire Marshall for code compliance. Plan to add an additional 60 smoke detectors.

### 12. F Pod

a. Existing Electrical Systems

- 1) The existing Electrical system appears to be from the original construction in 1996. In general condition of electrical equipment is good and appears to be well maintained.
- 2) Cells have one flush duplex outlet near the cell toilet. Most of the coverplates are plastic secured with tamperproof screws, a few have been replaced with stainless steel coverplates. Many of the coverplates are in poor condition.
- 3) There is a flush mounted TV outlet located above the desk, coverplates are the same as the receptacle.
- 4) Cell lighting is surface corner mounted, fluorescent, detention light fixture with a fluorescent night light. Light fixtures do not appear to have detention caulking between the fixture and the wall. Light is controlled from a light switch near the door. Same coverplate as the receptacle.

- 5) Dayrooms have smoke detectors located in the pockets of the exposed double T ceiling. Not all pockets have a smoke detector and this has been an issue on some other projects. Cells do not have a smoke detector installed in them (not a code requirement).

b. Issues and Recommendations

- 1) Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- 2) Detention caulking should be added around cell light fixtures.
- 3) All coverplates for light switch, receptacle, and TV outlet should be replaced with stainless steel.
- 4) Dayroom smoke detector coverage should be verified with the State Fire Marshall for code compliance. Plan to add an additional 40 smoke detectors.

### 13. Electrical Overall Systems

a. Existing Electrical Systems

- 1) Each phase of construction had an electrical service installed. Service voltage is 277/480 volts and service size appears to be adequate. Main switchboards do not have a large amount of spare breakers but there is room for an additional switchboard section to be added.
- 2) There are three generators currently installed, each generator feeds a different area of the facility with no redundancy or overlap. Not all the facility is backed up by the generators.
- 3) Generators provide power to the heating and ventilation system, cell lights, building emergency lights, and security systems. We were told by staff that in the event of an outage, they returned inmates to their dayrooms for the duration of the outage. They were not locked in their cells.
- 4) Generator 001 is a 655 KW unit with a 480 gallon fuel tank; Generator 002 is a 500 KW generator with a 600 gallon fuel tank, and generator 003 is a 230 KW generator with a 300 gallon fuel tank. All generators are 480 volts and feed automatic transfer switches located in the electrical service rooms inside the facility.
- 5) Fire alarm system is by Simplex 4100 panels located throughout the facility. They appear to be of the vintage of the building construction. System is reported to be serviced and tested every year by Simplex and is operational. Other MN DOC facilities with Simplex systems are seeing that panels are nearing end of service life.

b. Issues and Recommendations

- 1) Install new generators to provide 100% power backup for the entire facility, most MN DOC facilities have 100% backup or it is being planned for. Add two 1200 KW (exact size to be determined) diesel generators in a weatherproof enclosure, generator shall have a subbase fuel tank with 48 hours capacity at full load. Install a 2500 amp weather proof, service entrance rated, automatic transfer switch at each service transformer (two locations).

- 2) Actual load on each generator is unknown, but there is a concern that the amount of fuel stored onsite is below MN DOC standards for a facility, especially given its remote location. Assuming a load of 50% (best case scenario) run time for generator 001 would be approximately 19 hours, generator 002 would be 31 hours, and generator 003 would be 44 hours. We would recommend a minimum of 48 hours and possibly longer given the remote location. Item 1 above will address this issue.
- 3) Review fire alarm panels and determine if these panels are approaching the end of their service life and if so they should be upgraded. Typically, this can be a panel replacement with the existing devices are compatible with the new panels. Plan for the replacement of 10 existing fire alarm panels.
- 4) Consider cleaning and relamping of all light fixtures as well as replacing any broken or damaged lenses and replacing any missing screws.
- 5) Plan for the installation of a facility wide metering system by Emon, similar to all other MN DOC facilities. Provide a meter in each electrical panel and switchboard, all meters to be connected to the facilities network. This will be a B3 requirement associated with any major renovation.

### SECURITY ELECTRONICS

#### 1. A Pod

##### a. Existing Electronic Security Systems

- 1) The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seem to be operational.
- 2) No cells were noted to have cameras installed.
- 3) Dayrooms have 2 or 3 cameras installed, but coverage is not consistent with other MN Correctional facilities.
- 4) Cells have a door release pushbutton in the cell. Button can be disabled from the touch screen.
- 5) Door control for the unit is from two 17" touch screen stations in the upper level control room. There is two 9" CRT video monitors located adjacent to each touch screen station. Touch screen stations are located at a point of the control room to provide visual of two of the dayrooms. Each touch screen station can control all dayrooms and can back each other up. Touch screens have no camera control or callup.
- 6) Touchscreen operation of one of the stations is no longer operational.

##### b. Issues and Recommendations

- 1) Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 40 IP cameras in this unit.

- 2) Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two touch screen stations and adding 5 additional touch screen stations in this unit. Replace 4 CCTV monitors with 12 new viewing stations.
- 3) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distance is too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 15 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

### 2. A/B Gym

#### a. Existing Electronic Security Systems

- 1) The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seem to be in good working order.
- 2) Camera coverage in Gym, weight room, game room and barber shop is only a couple of cameras per room and is not consistent with other MN Correctional facilities.

#### b. Issues and Recommendations

- 1) Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 40 IP cameras in this unit.
- 2) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distance is too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 10 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

### 3. B Pod

#### a. Existing Electronic Security Systems

- 1) The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seem to be in good working order.
- 2) No cells were noted to have cameras installed.
- 3) Dayrooms have 2 or 3 cameras installed, but coverage is not consistent with other MN Correctional facilities.
- 4) Cells have a door release pushbutton in the cell. Button can be disabled from the touch screen.

- 5) Door control for the unit is from two 17" touch screen stations in the upper level control room. There are two 9" CRT video monitors located adjacent to each touch screen station. Touch screen stations are located at a point of the control room to provide visual of two of the dayrooms. Each touch screen station can control all dayrooms and can back each other up. Touch screens have no camera control or callup.
- b. Issues and Recommendations
- 1) Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 40 IP cameras in this unit.
  - 2) Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two touch screen stations and adding 6 additional touch screen stations in this unit. Replace 4 CCTV monitors with 12 new viewing stations.
  - 3) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distance is too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 15 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.
4. Support Services (Medical, Laundry, Food Service, Intake, Administration, Lobby, Visitation, Master Control)
- a. Existing Electronic Security Systems
- 1) The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seems to be operational.
  - 2) Many areas have minimal camera coverage, camera coverage is not consistent with other MN Correctional facilities.
  - 3) Medical unit does not have any duress buttons installed in any areas with staff and inmate contact.
  - 4) Medical cells have a visual nurse call system with a light over the cell door, but no remote annunciation station at the nurse's station.
  - 5) Pharmacy has no electronic security provisions or control of any doors.
  - 6) Master Control has one main touch screen station with 4 monitors, one backup touch screen station, one graphic computer for fence alarms, 8 additional monitors for viewing cameras. Room has a single door off a main corridor and no sallyport at the entrance.
- b. Issues and Recommendations
- 1) Camera coverage in this area is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this area. Plan for adding 110 IP cameras in this area.

- 2) Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment.
  - 3) More monitors should be considered for Master Control. Plan on replacing two touch screen stations. Replace 12 CCTV monitors with 6 new viewing stations, with 18 large format monitors.
  - 4) A more secure entrance into Master Control should be considered, a sallyport is desired.
  - 5) A more secure entrance to the medication room in the Pharmacy room should be installed.
  - 6) Install duress buttons in areas where non-correctional staff interface with inmates alone.
  - 7) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. Plan to replace 20 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate.
5. Maintenance/Wheels of Learning
- a. Existing Electronic Security Systems
    - 1) The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seems to be operational.
    - 2) Many areas have minimal camera coverages, camera coverage is not consistent with other MN Correctional facilities.
  - b. Issues and Recommendations
    - 1) Camera coverage in this area is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this area. Plan for adding 60 IP cameras in this area.
    - 2) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. Plan to replace 20 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate.
6. Woodshop/Warehouse
- a. Existing Electronic Security Systems
    - 1) The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seems to be operational.
    - 2) Many areas have minimal camera coverage. Camera coverage is not consistent with other MN Correctional facilities.
  - b. Issues and Recommendations
    - 1) Camera coverage in this area is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this area. Plan for adding 40 IP cameras in this area.

- 2) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distance is too long for IP cameras, however, there is a security room in the area that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 10 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

### 7. Jacobs Industry Building

#### a. Existing Electronic Security Systems

- 1) The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seem to be operational.
- 2) Many areas have minimal camera coverage. Camera coverage is not consistent with other MN Correctional facilities.

#### b. Issues and Recommendations

- 1) Camera coverage in this area is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this area. Plan for adding 40 IP cameras in this building.

### 8. C Pod

#### a. Existing Electronic Security Systems

- 1) The existing Electronic Security systems appear to have been installed in the original construction in 1996. Door control system was operable, most cameras have been powered down and could not be verified in their operation.
- 2) No cells were noted to have cameras installed.
- 3) Dayrooms have 1 or 2 cameras installed, but coverage is not consistent with other MN Correctional facilities.
- 4) Cells have no door release pushbutton in the cell.
- 5) Door control for the unit is from a graphic control panel at the staff station.
- 6) No video monitors are installed in control stations.

#### b. Issues and Recommendations

- 1) Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 50 IP cameras in this unit.
- 2) Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two graphic panels with two touch screen stations and adding 6 additional touch screen stations (at new staff posts) in this unit.

- 3) Install video viewing stations at staff stations. Add 10 new viewing stations.
- 4) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distance is too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 20 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

### 9. C Gym

#### a. Existing Electronic Security Systems

- 1) The existing Electronic Security system appears to be from the original construction in 1996. In general, the condition of Electronic Security equipment is good and appears to be well maintained.
- 2) The Gym has minimal camera coverage. Camera coverage is not consistent with other MN Correctional facilities.

#### b. Issues and Recommendations

- 1) Camera coverage in this area is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this area. Plan for adding 20 cameras in this unit.
- 2) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distance is too long for IP cameras, however, there is a security room in the area that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 10 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

### 10. D Pod

#### a. Existing Electronic Security Systems

- 1) The existing Electronic Security systems appear to have been installed in the original construction in 1996. Door control system was operable, most cameras have been powered down and could not be verified in their operation.
- 2) No cells were noted to have cameras installed.
- 3) Dayrooms have 1 or 2 cameras installed, but coverage is not consistent with other MN Correctional facilities.
- 4) Cells have no door release pushbutton in the cell.
- 5) Door control for the unit is from a graphic control panel at the staff station.



6) No video monitors are installed in control stations.

b. Issues and Recommendations

- 1) Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 80 cameras in this unit.
- 2) Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two graphic panels with two touch screen stations and adding 9 additional touch screen stations (at new staff posts) in this unit.
- 3) Install video viewing stations at staff stations. Add 14 new viewing stations.
- 4) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distance is too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 35 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

### 11. E Pod

a. Existing Electronic Security Systems

- 1) The existing Electronic Security systems appear to have been installed in the original construction in 1996. Door control system was operable, most cameras have been powered down and could not be verified in their operation.
- 2) No cells were noted to have cameras installed.
- 3) Dayrooms have 1 or 2 cameras installed, but coverage is not consistent with other MN Correctional facilities.
- 4) Cells have no door release pushbutton in the cell.
- 5) Door control for the unit is from a graphic control panel at the staff station.
- 6) No video monitors are installed in control stations.

b. Issues and Recommendations

- 1) Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 50 cameras in this unit.
- 2) Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two graphic panels with two touch screen stations and adding 6 additional touch screen stations (at new staff posts) in this unit.
- 3) Install video viewing stations at staff stations. Add 10 new viewing stations.

- 4) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distance is too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 20 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

### 12. F Pod

#### a. Existing Electronic Security Systems

- 1) The existing Electronic Security systems appear to have been installed in the original construction in 1996. Door control system was operable, most cameras have been powered down and could not be verified in their operation.
- 2) No cells were noted to have cameras installed.
- 3) Dayrooms have 1 or 2 cameras installed, but coverage is not consistent with other MN Correctional facilities.
- 4) Cells have no door release pushbutton in the cell.
- 5) Door control for the unit is from a graphic control panel at the staff station.
- 6) No video monitors are installed in control stations.

#### b. Issues and Recommendations

- 1) Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 50 cameras in this unit.
- 2) Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two graphic panels with two touch screen stations and adding 6 additional touch screen stations (at new staff posts) in this unit.
- 3) Install video viewing stations at staff stations. Add 10 new viewing stations.
- 4) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distance is too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 20 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

### 13. Security Systems

#### a. Existing Electronic Security Systems

- 1) The existing Electronic Security systems appear to have been installed in the security upgrade in 1996. Door control system was operable, most cameras have been powered down and could not be verified in their operation.
  - 2) Facility has a Pelco 9770 matrix switcher and Pelco DX 8000 Series digital video recording system. Both systems are past their typical lifespans.
  - 3) The existing fence system is a non-lethal stun fence and is reported to be operational. Existing site cameras do not provide ability to review the entire outside areas of the facility, including roofs and other hidden areas.
  - 4) There is no Jpay or similar type system installed in this facility.
  - 5) There is no functioning radio system in the facility at this time.
- b. Issues and Recommendations
- 1) Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan for the replacement of the entire security system, more detail given in each area above.
  - 2) No MN DOC facility has a non-lethal stun fence. The system is reported to be fully operational. If this system is maintained it should have a complete review and maintenance performed on it. Also plan to replace 20 existing site cameras and add an additional 100 site cameras. All cameras are to be fed with fiber optic cables for the camera signal and copper power wires. Plan to replace all existing wiring.
  - 3) Due to the age of the system, there is concern about the matrix and DVR systems, they should be considered for replacement. Consider installing Genetec Omnicast or Security Center to be compatible with all other facilities in the MN DOC system. Plan for the replacement of the entire system.
  - 4) Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. As noted above, the quantity of cameras is far below the level found at all other MN DOC facilities. The existing facility has 187 existing cameras. A facility of this size should have at least 800 cameras.
  - 5) Plan for the complete replacement of the existing radio system with a new 800 MHz radio system, similar to all other MN DOC facilities.
  - 6) It is noted that in some common areas, existing intercom stations are too high to comply with ADA. These intercom stations will need to be lowered. Plan for lowering 200 existing intercom stations.
  - 7) Inmate Jpay or similar systems as well as kiosk system should be installed similar to other MN DOC facilities.

## OPERATIONAL ASSESSMENT AND RECOMMENDATIONS

Prior to conducting the facility tour of the Prairie Correctional Facility in Appleton, MN, the Minnesota Department of Corrections discussed their mission to provide level 3 housing options to a male population of offenders. The MNDOC expressed that the department's philosophy was to provide housing in the least restrictive means possible and based upon a direct supervision model to meet federal PREA guidelines and mirror other MNDOC facilities throughout the state.

Taking this philosophy of operation into consideration, the direct supervision design is modeled after the Federal Bureau of Prisons innovations from the 1980s. The direct supervision facility is typically cheaper to construct as the philosophies are based upon an expectation of lower incidents of vandalism and violence, whereby the standard construction materials were not as robust in durability as those of industrial corrections facilities. During construction, these facilities saved money with the use of porcelain plumbing, furnishings, and ordinary lighting fixtures as opposed to the stainless steel plumbing fixtures and tables/shelves that enhance security. Additionally, the need to generate separation between inmates and staff was removed and staffing levels decreased making the overall cost of operation more fiscally efficient.

The Prairie Correctional Facility is designed as a podular, indirect supervision facility. Based upon the design, the use of the facility as a direct supervision facility will be challenging and extremely staff intensive, contrary to the philosophy of the direct supervision model. Furthermore, the assessment found a mixture of direct supervision model philosophies through the use of less expensive appliances and fixtures (sinks, toilets, shelving, bulletin boards, etc.) mixed with higher security doors, locking mechanisms, security grade tables and shelving.

The operational assessment identified several areas of opportunity for housing a large number of offenders. The facility is rich with programmatic space, industry and employment opportunities for offenders, storage, and office space for employees and support service personnel. The facility offers both multiple indoor and outdoor recreation areas; space for contact and non-contact visitation; leisure and legal library space; a greenhouse; woodshop; vocation opportunities for inmates; separate staff dining areas; staff training space and lockers; and many other service/support areas necessary in a correctional environment.

While the facility offered numerous opportunities, the assessment team identified areas that the facility design creates safety concerns for staff and inmates. Other areas were identified that fail to meet national accreditation standards found in the American Correctional Association (ACA), the Prison Rape Elimination Act (PREA) standards, and the National Commission for Correctional Health Care (NCCHC). Some of the operational concerns have the potential to improve based upon adequate staffing, facility design changes, addressed by policy and operational procedures, and use of technology.

The PREA guidelines used in evaluating the privacy concerns and operational sight lines that impact the staffing and surveillance camera recommendations are:

## PREA Standard

### 115.13 Supervision and Monitoring

(a) The agency shall require that each facility it operates to develop, document, and make its best efforts to comply on a regular basis with a staffing plan that provides for adequate levels of staffing, and, where applicable, video monitoring to protect inmates against sexual abuse. In calculating adequate staffing levels and determining the need for video monitoring, facilities shall take into consideration:

1. Generally accepted detention and correctional practices;
2. Any judicial findings of inadequacy;
3. Any findings of inadequacy from Federal investigative agencies;
4. Any findings of inadequacy from internal or external oversight bodies;
5. All components of the facilities physical plant (including “blind-spots” or areas where staff or inmates may be isolated);
6. The composition of the inmate population;
7. The number and placement of supervisory staff;
8. Institution programs occurring on a particular shift;
9. Any applicable State or local laws, regulations or standards;
10. The prevalence of substantiated and unsubstantiated incidents of sexual abuse and;
11. Any other relevant factors.

**115.15(d)** The facility shall implement policies and procedures that enable inmates to shower, perform bodily functions, and change clothing without nonmedical staff of the opposite gender viewing their breasts, buttocks, or genitalia, except in exigent circumstances or when such viewing is incidental to routine cell checks (this includes viewing via video camera). Such policies and procedures shall require staff of the opposite gender to announce their presence when entering an inmate housing unit.

### Staff and Offender Safety:

Industry topics discussed at conferences across the country is the changing populations and the influx of individuals with increased mental impairments and increased incidents of chronic illnesses that impact medical costs and hospitalizations. The use of restricted housing as a means to separate populations and violent offenders is another topic that challenges corrections administrators in both jails and prisons throughout the United States.

Not unlike other correctional facilities around the country, the Minnesota Department of Corrections faces similar challenges in an ever-changing offender population. An offender population wrought with substance abuse and suffering from mental illnesses challenge facility designs for each custody level whether they are designed for level 5 or down to

level 3 populations. In a 2013 report from the Bureau of Justice Statistics on the mortality rate in jails and prisons, “As in every year since 2000, suicide was the leading cause of death in local jails, accounting for more than a third (34 percent) of all jails deaths in 2013.” The change in populations require safer housing areas in design and cell appliances/fixtures; better lines of sight to observe specialty populations suffering from self-harming dilemmas and placed on detoxification protocols; and more secure housing for a more dangerous population in regards to security threat groups and overall violent tendencies based upon current charges and histories.

**Finding:** The Prairie Correctional Facility lacks adequate space to observe offenders who express suicide ideations, engage in self-harm behavior, or attempt suicide. The facility offers 1 cell in the medical unit dedicated to suicide observation. The cell is equipped with a camera and no other appliance or fixture, lessening opportunities for hanging and self-harming. The doorway has a narrow window and does not offer adequate observation from outside the cell. With the potential facility population of 1,600 offenders, 1 cell designated for suicide observation is severely inadequate. NCHC standards require individuals who are identified as acutely suicidal (actively engaging in self-injurious behavior or threatening suicide with a specific plan) to be placed on “constant observation”. Those individuals identified as non-acutely suicidal (those who express suicidal ideations or who have a prior history of self-destructive behavior; and those who deny suicidal tendencies but demonstrate other concerning behaviors indicating the potential for self-harm) are recommended to be placed on a special watch observed at staggered intervals not to exceed 15 minutes.

**Recommendation:** Add more cells for suicide and psychological observation by both security and medical staff. Provide better visibility into the cell(s) from the outside in order to facilitate “constant observation” requirements.

**Finding:** The designated area for Restricted Housing (ED, EE, and EF – 63 beds) was found with security enhanced fixtures and cells. The toilet and sink fixtures were combination stainless steel correctional grade equipment. The cells were constructed with 1 steel bunk that had an approximate 1.5” to 2” gap from the mounting wall, providing an opportunity for a ligature point in the cell with an article of clothing, linens, blankets or other items. Additionally, the bunks installed contained multiple holes in design that provide opportunities for ligature points. The cells contain a towel hook for drying towels or clothing. The correctional grade hook has the potential to be altered and utilized as a ligature point within the cell. Finally, the cells contain accessible light switch plates that provide an opportunity for disassembly and access to live electrical wiring. All of these concerns give rise to concerns of offenders being able to cause harm to themselves, others or to create weapons of opportunity.

**Recommendation:** Eliminate the gap between the bunk and the wall to remove the ligature opportunity. The bunks are mounted in front of the cell window which will also create a ligature point that too will need to be eliminated. Cover or fill the design holes in the bunks to prevent ligature points and eliminate the electrical access inside the cell. Remove the correctional grade hook and replace with an alternative solution.

**Finding:** The cells within the general population housing units to be constructed with a mixture of security grade doors and wooden doors depending upon location. Most cells contain porcelain fixtures (toilets and sinks) would could pose a safety hazard in the event of a disturbance. These fixtures are easily broken and have the potential to develop weapons.

In many cells, the shelving was constructed of particle board and wooden trim, secured together by carpentry nails. These fixtures pose a safety hazard to staff and inmates as they can easily be dismantled and fashioned into weapons, tattoo equipment, and other contraband items.

**Recommendation:** Ensure the cell fixtures meet the security demands of the offender level to be housed within. Remove the particle board shelving and replace it with correctional grade materials.

Adequate staffing levels and equipment are essential in developing or implementing a PREA procedural plan to ensure strict and continuous monitoring of inmates to safeguard against sexual abuse. Per section 115.13 of the Federal PREA standards (Supervision and Monitoring), a facility should consider “all components of the facility’s physical plant, (including ‘blind spots’ or areas where staff or inmates may be isolated.” Further, the agency is encouraged to consider the effects of design, acquisition, expansion or modification upon the agency’s ability to protect the inmate from abuse.

“Maintaining sight lines at all times is a critical component to the monitoring and supervision of inmates, to ensure there are no un-monitored areas of isolation that offer an opportunity zone for offenders. The facility’s deployment of video monitoring systems, security mirrors and other monitoring technologies should be periodically assessed, and necessary adjustments and improvements fully documented.” (An Introduction to the Prison Rape Elimination Act Standards and Compliance – Norix).

**Finding:** Line of sight from the control room into a majority of the housing units presented safety concerns for both staff and offenders. The facility design created “blind spots” in many of the housing units either behind the shower enclosures, under the stairwells, and in the farthest corners of the dayrooms. While there are security cameras in the housing units, the cameras are not monitored directly by the housing unit control room operator. The housing unit control rooms do not have any surveillance camera monitoring equipment. The cameras are linked back to Master Control, where, due to the number of cameras and lack of equipment, all housing units cannot be monitored. The surveillance camera system is designed as a reactive system which is used for investigative purposes and not proactive safety equipment to assist in providing more supervision, staff safety through continuous observation, and in meeting the demands of the national PREA standards.

**Recommendation:** Install surveillance camera monitoring capability to every control room along with the addition of cameras throughout the facility (discussed in more detail later in the report).

### SECURITY SYSTEMS

During our tour of the facility interior and exterior a review of several of the security systems was conducted. The facility staff assigned to the tour group were unable to activate the entire CCTV video system so it cannot be determined if this system is operational.

The facility has an analog CCTV system on the grounds of the correctional facility, consisting of approximately 180 cameras for both the interior and exterior perimeter security. The architectural design that highlights several main corridors with several housing areas located immediately off the corridor dictates that many more additional devices are required in this facility. Additional CCTV monitors are also strongly recommended. Currently cameras are only monitored and/or recorded back at Master Control. The remote individual control rooms should also have the ability to view specific cameras related to their specific area of responsibility.

Additionally, the existing CCTV system and recording devices were installed several years ago (at a minimum 8 years ago to possibly well over a decade) which means that the technology utilized for this system is no longer supported. Most correctional agencies have abandoned the analog system technology and transitioned to a digital system. It is recommended that the existing CCTV camera and recording system be replaced prior to reopening this facility for operation.

During the inspection we also viewed the lighting systems on the interior and exterior of the facility were observed. Appropriate lighting in a correctional facility is paramount for prisoner and staff safety but the electrical power used can become an extremely costly annual expenditure. It is extremely important that all devices are in working order but it is imperative that the most efficient and cost-effective devices are utilized. Similar devices of incandescent and fluorescent lighting was utilized on the exterior of the building. We were unable to determine the effectiveness of the exterior lighting systems because the inspection tour was conducted during day light hours and devices were turned off.

**Finding:** Throughout many interior areas of the facility it was recognized that many of the overhead florescent bulb devices were inoperative. Some had bulbs in place but were not lit, others had bulbs removed. In the housing areas we observed similar findings except these areas utilized some incandescent bulbs and devices.

**Recommendation:** Prior to habitation of the building all lighting be replaced with LED or digital lighting devices that require less maintenance, less replacement and less energy. Most utility companies around the country will contract with the owner and the replacement costs are encumbered by the utility company through energy savings for a specified number of years.

**Finding:** Staff telephones were not operational but appeared to be analog.

**Recommendation:** It is recommended that all staff telephones and the telephone system be upgraded to a digital system prior to leasing this facility.

The emergency power generators, the fire alarm system, the electronic door controls and the emergency panic alarms were not tested for operational readiness. We were told that all these systems were tested periodically but upon inspection of fire suppression devices located in conspicuous areas throughout the facility it was readily determined that



they had not been inspected for almost twelve (12) months. We could not confirm or disprove if periodic testing of these systems was conducted.

It appears that the security devices and systems throughout the entire facility, such as, all locking devices, key system, electronic door control system, CCTV and recording system, fire alarm system, facility perimeter security alarm system and panic alarms and related wiring systems all need inspection and possible upgrading. It is strongly recommended that the listed systems above should be thoroughly tested and evaluated by a detention equipment company or by a national security system firm for operational readiness.

### FURNITURE, FIXTURES AND EQUIPMENT

It was recognized during the inspectional tour that most office furniture located throughout the entire facility would require replacement. Additionally, the staff radio system would need to be replaced prior to operating the facility. It is suggested that an in-depth inventory of operational equipment, office furniture and cabinets and related items be undertaken to determine the capital budget required for the MNDOC staff to efficiently and effectively transition into this building.

### SALE AND LEASE TERMS

1. CoreCivic purchase price for the facility is \$74.1 million for 447,861 GSF or \$165/GSF.
2. List of furnishings included in the purchase price is generally old and outdated with only food service and laundry equipment having some value to the State.
3. Annual gross rental costs were submitted for five and ten year terms with a lower starting cost/year based on accepting the longer lease duration.
  - a. Rental rates do NOT include utility costs of approximately \$1.5 million annually or total staffing costs of \$47.7 million (opening at full capacity staff).
  - b. Based on the 5 year lease and the State purchasing the facility with NO repairs or recommended FCA and Architectural Assessment recommendations, the rate is \$8 million for the first year + Utilities of \$1.5 million + staffing of \$47.7 million (opening at full capacity staff) = \$57.2 million for 1,600 beds at \$98/offender/day. **The cost per offender will be higher if the State includes the FCA improvements and the Architectural Assessment improvements.**
  - c. The State of Minnesota is currently renting available beds from Minnesota counties at a rental rate of \$55/day.
  - d. **Provided there are enough beds available to rent, it is cheaper for the State to rent beds from counties rather than lease from CoreCivic.**
4. Purchase price of \$74.1 million + \$21.2 million for FCA repairs (years 0 – 5) + \$32.9 million for Architectural Assessment repairs = \$128.2 million for 447,861 GSF for \$286/GSF.

- a. Total project cost to purchase and update of \$128.2 million + soft costs (design fees, permits, contingencies, FF&E) estimated at 20% of construction costs for \$10.8 million = \$139 million project cost for 447,861 GSF or \$310/GSF.
  - 1) This is a cost of \$139 million/1,600 offenders = \$86,875 per bed.
- b. Our team did not estimate the costs for a new 1,600-bed facility, designed to the State's needs and operational philosophy, in order to compare it to the cost to purchase the Prairie Correctional Facility with the needed improvements.

## STAFFING

The staffing proposal is based upon how the MNDOC will operate the Prairie Correctional Facility consistent with other MNDOC facilities and this is done for the safety of staff and offenders and the overall security of the facility. Due the Prairie Correctional Facility's design, the security staffing levels are increased when compared to other Minnesota facilities. As such, the housing units are proposed to be converted into direct supervision dormitories, complete with officer stations, OMS data lines and computers, and video surveillance monitoring capabilities. This will require 1 corrections officer stationed in each of the 38 housing units 24 hours per day, 7 days per week. In each of the housing unit control rooms, we propose staffing with a compliment of security staff to observe activities within the housing units, observe the safety of the officers assigned within the housing units, and maintaining the security controls of each housing unit. This level of staffing is done for the safety of staff and offenders and to also ensure PREA standards of keeping offenders free from victimization.

Additionally, the staffing of the housing unit control centers is complimented by "Rover" or "Utility" position to provide mandatory staff breaks from post, restroom breaks as the facility is limited on staff restrooms, especially in each of the C/D and E/F corridors, and to provide security for the program office space, classrooms, and other utility rooms stationed along each corridor.

With the design of the kitchen creating many blind spots and areas totally out of view of any camera and security staff, we propose adding security staff (2 for the morning shift, 2 for the evening shift, and 1 for the overnight shift) to maintain security and safety while the food service staff prepare meals and manage the workforce.

Security staffing positions are proposed to meet the safety requirements of the PREA standards in the program, recreation, education, library, laundry, and medical positions. While the assessment proposed the addition of 350 (+) cameras throughout these areas and the facility, the technology is only an enhancement to the safety provided by the physical staff. Adequate staffing (3 positions on the morning shift, 3 on the afternoon shift, and 2 on the overnight shift) is proposed for Master Control to handle the complexities of maintaining the facility security; but also to provide as a monitor of the overall security camera system. As designed, the surveillance system is in passive/reactive mode for conducting investigations. With the proposed addition of cameras, the staffing will require security staff to observe the facility on a rotating camera system.

In an effort to maintain consistency with other facilities throughout the MNDOC, a canine compliment of 3 positions is proposed along with a 6 member investigative team to handle the internal investigations of such a large population.

The highlighted areas within the table below are housing units that are designed for use as a restricted housing unit. The primary unit (ED, EE, and EF) are staffed accordingly to support the higher custody population with more intensive physical presence and staff compliment. Should the MNDOC elect to utilize the other highlighted areas, the staffing patterns need to be reconsidered and increased. Primarily, the higher custody level of offender needs additional security for staff safety, escorts to/from services and recreation, and to conduct closer observations consistent with national

accreditation standards. Further, the MNDOC utilizes these housing areas to conduct special watch observation for individuals who express psychological difficulties.

In summary, 413 security positions are proposed to safely and effectively manage the 1,600 offenders of the Prairie Correctional Facility. The following chart reports these security positions:

## SECURITY POSITIONS

Post	Population	Staff	Days	SRF	Total
Corrections Captain		2	5	1	2
Corrections Lieutenant		15	5	1	15
Master Control		8	7	1.7	13.6
Visitation		2	7	1.7	3.4
A & D (Intake)		6	7	1.7	10.2
Recreation		3	5	1.35	4.05
Truck Trap		2	7	1.7	3.4
Medical		4	7	1.7	6.8
Program Security		2	5	1.35	2.7
Education Security		1	5	1.35	1.35
Library Security		1	5	1.35	1.35
Kitchen Security		5	7	1.7	8.5
Laundry Security		1	5	1.35	1.35
Perimeter		3	7	1.7	5.1
Investigative		6	5	1	6
Canine		3	5	1	3
Transportation		4	5	1.35	5.4

A-Pod Control		5	7	1.7	8.5
AA	18	3	7	1.7	5.1
AB	30	3	7	1.7	5.1
AC	75	3	7	1.7	5.1
AD	75	3	7	1.7	5.1
AE	75	3	7	1.7	5.1
Rover/Utility		3	7	1.7	5.1
A/B Tower		2	7	1.7	3.4
B-Pod Control		5	7	1.7	8.5
BA	40	3	7	1.7	5.1
BB	40	3	7	1.7	5.1

<b>BC</b>	40	3	7	1.7	5.1
<b>BD</b>	40	3	7	1.7	5.1
<b>BE</b>	83	3	7	1.7	5.1
<b>BF</b>	81	3	7	1.7	5.1
<b>Rover/Utility</b>		3	7	1.7	5.1

<b>C-Pod Control 1</b>		3	7	1.7	5.1
<b>CA</b>	40	3	7	1.7	5.1
<b>CB</b>	48	3	7	1.7	5.1
<b>CC</b>	40	3	7	1.7	5.1
<b>Rover/Utility</b>		3	7	1.7	5.1
<b>C-Pod Control 2</b>		3	7	1.7	5.1
<b>CD</b>	40	3	7	1.7	5.1
<b>CE</b>	48	3	7	1.7	5.1
<b>CF</b>	40	3	7	1.7	5.1
<b>Rover/Utility</b>		3	7	1.7	5.1
<b>D-Pod Control 1</b>		5	7	1.7	8.5
<b>DA</b>	46	3	7	1.7	5.1
<b>DB</b>	48	3	7	1.7	5.1
<b>DC</b>	48	3	7	1.7	5.1
<b>DD</b>	46	3	7	1.7	5.1
<b>Rover/Utility</b>		3	7	1.7	5.1
<b>D-Pod Control 2</b>		5	7	1.7	8.5
<b>DE</b>	46	3	7	1.7	5.1
<b>DF</b>	48	3	7	1.7	5.1
<b>DG</b>	48	3	7	1.7	5.1
<b>DH</b>	26	3	7	1.7	5.1
<b>DI</b>	20	3	7	1.7	5.1
<b>Rover/Utility</b>		3	7	1.7	5.1

<b>E-Pod Control 1</b>		3	7	1.7	5.1
<b>EA</b>	40	3	7	1.7	5.1
<b>EB</b>	48	3	7	1.7	5.1
<b>EC</b>	40	3	7	1.7	5.1
<b>Rover/Utility</b>		3	7	1.7	5.1
<b>E-Pod Control 2</b>		5	7	1.7	8.5
<b>ED</b>	20	3	7	1.7	5.1
<b>EE</b>	23	3	7	1.7	5.1
<b>EF</b>	20	3	7	1.7	5.1

<b>Rover/Utility</b>		5	7	1.7	8.5
<b>F-Pod Control 1</b>		3	7	1.7	5.1
<b>FA</b>	40	3	7	1.7	5.1
<b>FB</b>	48	3	7	1.7	5.1
<b>FC</b>	40	3	7	1.7	5.1
<b>Rover/Utility</b>		3	7	1.7	5.1
<b>F-Pod Control 2</b>		3	7	1.7	5.1
<b>FD</b>	40	3	7	1.7	5.1
<b>FE</b>	48	3	7	1.7	5.1
<b>FF</b>	40	3	7	1.7	5.1
<b>Rover/Utility</b>		3	7	1.7	5.1
<b>Security Staff Total</b>				<b>Total</b>	<b>412.8</b>

The remainder of the facility staffing was derived from similar staffing patterns practiced in corrections facilities across Minnesota and comparable to other corrections systems in the country. The proposed staffing in the below chart takes into consideration the major components for operating a correctional facility (security, medical, food service, education, staff development, facility plant management, and records/administrative support for both the offenders and facility administration). The below staffing proposals do not include industry staff for MINNCOR operations as they are reportedly a self-funding system. Further, the proposed staffing does not consider part time positions as observed in other facilities. These positions would better be determined to compliment or offset the proposed staff once the specific populations and offender services are determined.

The Stillwater Correctional Facility and the Rush City Correctional Facility were utilized as guidelines for generating the level of staffing shown below as Stillwater is comparable in size and Rush City in operations. One of the major differing factors is the design and intensive security staffing proposed to provide a direct supervision atmosphere. In the operational cost projections section, consideration is given to the centralized services for Education, Employee Development, Finance, and Human Resources as these core salaries are combined and distributed from the Central Office budget.

**PROPOSED FACILITY POSITIONS**

<b>Division</b>	<b>Position Description</b>	<b>FTE</b>	<b>Salaries</b>
Education	Institution Educational Supv	1.00	\$116,159.61
	Library/Info Res Serv Spec	1.00	\$83,515.62
	Office & Admin Specialist Sr	1.00	\$76,133.01
	Special Teacher: 5yr Voc Cred	2.00	\$208,949.78
	Special Teacher: 5yr CarTecCr+20	1.00	\$98,659.54
	Special Teacher: 5yr CarTecCr+30	1.00	\$119,989.82
	Special Teacher: 5yr Voc Cred+30	1.00	\$117,875.83

	Special Teacher: Ba/Bs+Lic	1.00	\$87,369.55
	Special Teacher: Ma/Ms+Lic+20gr	1.00	\$85,578.29
<b>Education Total</b>		<b>10.00</b>	<b>\$994,231.05</b>
Employee Development	Training & Development Spec 1	1.00	\$84,558.83
	Training & Development Supv 1	1.00	\$85,993.67
<b>Employee Development Total</b>		<b>2.00</b>	<b>\$170,552.50</b>
Financial Services	Account Clerk Senior	2.00	\$115,468.83
	Accounting Manager	1.00	\$112,807.73
	Accounting Officer	2.00	\$160,164.27
	Accounting Supervisor Princ	1.00	\$95,189.82
	Accounting Technician	3.00	\$147,972.30
<b>Financial Services Total</b>		<b>9.00</b>	<b>\$631,602.95</b>
Health Services	Clinical Program Therapist (MH)	4.00	\$374,039.00
	Corrections Program Director	1.00	\$109,007.00
	Corrections Program Therapist (MH)	2.00	\$185,789.00
	Dental Asst Registered	1.00	\$72,637.00
	Dentist	1.00	\$179,270.00
	Licensed Practical Nurse	9.00	\$617,298.00
	Licensed Practical Nurse 2	5.00	\$394,677.00
	LPN/Medical Assistant, Certified	1.00	\$77,616.00
	Office & Admin Specialist	1.00	\$54,438.00
	Office & Admin Specialist Int	2.00	\$119,039.00
	Registered Nurse	1.00	\$123,373.00
	Registered Nurse Admin-Supv	1.00	\$135,613.00
	Registered Nurse	14.00	\$1,647,066.00
	Registered Nurse Supervisor	1.00	\$105,105.00
<b>Health Services Total</b>		<b>44.00</b>	<b>\$4,194,967.00</b>
Human Resources	Human Resources Consultant 1	1.00	\$105,552.00
	Human Resources Director 1	1.00	\$105,015.00
	Human Resources Technician 2	1.00	\$76,911.00
<b>Human Resources Total</b>		<b>3.00</b>	<b>\$287,478.00</b>
Plant Operations	Building Maintenance Supv	4.00	\$402,231.00
	Building Utilities Mechanic	1.00	\$86,613.00
	Carpenter	1.00	\$80,613.00
	Electrician	4.00	\$366,955.00
	Facility Maintenance Director	1.00	\$118,226.00
	Delivery Van Driver	1.00	\$58,901.00
	Electronics Systems Specialist	3.00	\$272,988.00
	General Maintenance Worker	5.00	\$284,997.00

	Laborer-Trades & Equipment	2.00	\$134,576.00
	Machinery Repair Worker	1.00	\$86,530.00
	Mason	1.00	\$86,530.00
	Painter	1.00	\$86,530.00
	Plant Mntc Engineer	2.00	\$166,819.00
	Plumber	3.00	\$241,693.00
	Refrigeration Mechanic	2.00	\$172,967.00
<b>Plant Operations Total</b>		<b>32.00</b>	<b>\$2,647,169.00</b>
Security & Operations	Central Svcs Admin Spec Inter	1.00	\$65,801.00
	Central Svcs Admin Spec Senior	2.00	\$125,023.00
	Chaplain	1.00	\$104,026.00
	Chief Exec Officer-Corr Facilt	1.00	\$175,133.00
	Cook Coordinator	12.00	\$757,138.00
	Corrections Alternative Prog Mgr	1.00	\$133,256.00
	Corrections Canine Officer	3.00	\$273,332.00
	Corrections Captain	2.00	\$256,523.00
	Corrections Chief Cook	1.00	\$76,622.00
	Corrections Facility Operations Dir	1.00	\$150,863.00
	Corrections Food Svcs Supv	1.00	\$101,762.00
	Corrections Lieutenant	15.00	\$1,626,963.00
	Corrections Officer 1	-	\$0.00
	Corrections Officer 2	320.00	\$24,256,815.00
	Corrections Officer 3	62.00	\$5,643,520.00
	Corrections Officer 4	8.00	\$896,995.00
	Corrections Program Director	3.00	\$358,173.00
	Corrections Security Caseworker	6.00	\$470,062.00
	Corrections Security Casewrkr Career	14.00	\$1,481,251.00
	Corrections Transitions Program Coord	1.00	\$72,599.00
	Corrections Program Director	1.00	\$108,278.00
	Executive 2	1.00	\$84,853.00
	Office & Admin Specialist Int	3.00	\$201,388.00
	Office & Admin Specialist Sr	4.00	\$286,051.00
	Office & Administrative Senior	1.00	\$69,826.00
	Paralegal	1.00	\$77,498.00
<b>Security &amp; Operations</b>		<b>466.00</b>	<b>\$37,853,751.00</b>
Offender Records	Management Analyst Supv 1	1.00	\$76,121.00
	Office & Admin Specialist Int	2.00	\$114,732.00
	Office & Admin Specialist Sr	1.00	\$76,133.00
<b>Offender Records Total</b>		<b>4.00</b>	<b>\$266,986.00</b>



Special Investigations	Investigation Specialist	3.00	\$293,430.00
	Investigator - Corr Intel	3.00	\$307,478.00
<b>Special Investigations Total</b>		<b>6.00</b>	<b>\$600,908.00</b>
Safety	Safety Administrator	1.00	\$93,815.00
<b>Safety Total</b>		<b>1.00</b>	<b>\$93,815.00</b>
<b>Grand Total</b>		<b>577</b>	<b>\$47,741,460.50</b>

The comparison between the proposed Prairie Correctional Facility and the Stillwater Correctional Facility is shown below to better understand where more staffing is needed.

Budget Organization	Prairie	STW
Security		
Discipline		365,000
Living Units-Adults		
Visiting Applications		
Security	\$33,555,056	24,994,000
Offender/Client Services		
Case Management	\$1,951,313	1,583,000
Comm Relations/Volunteer		
Food Preparation	\$935,522	731,000
Food Provisions		
Law Library	\$77,498.00	
Offend Compensation-Adult		
Offender Library		
Offend Records Mgmt		
Offend Persnl Support-Adult	\$1,090,155.00	1,250,000
Offend Persnl Support-Juvl		
Recreation		
Religious Services	\$104,026	104,000
Transportation		
Operation Support	\$651,080	652,000
Life-Skills		
Re-Entry		73,000

Management Services		
Administrative Support	\$361,377	471,000
Chief Executive	\$259,986	260,000
General Staff Support		
Human Resource Mgmt	\$287,478	113,000
Information Technology		
Safety		
Staff Wellness		
Start-Up Costs		
Equipment & Repair Prjcts<50K		
Equipment & Repair Prjcts>50K		
DOC/MNIT-IT		
Facility Operating Control	\$631,603	
Physical Plant		
Plant Operations	\$2,647,169	3,306,000
Fuel & Utilities		
Plant Op-Expansion		
<b>FACILITY GF BUDGET TOTALS</b>	<b>\$42,552,262</b>	<b>33,902,000</b>
Total Staff for above:	511	428
Education		
Administration		184,000
Admin-IT		
DOC/MNIT-IT		
Arts		84,020
Adult Basic Education		
Children's Books for Literacy		
#REF!		
Life Skills		23,700
Offender Library		80,230
Special Education		
Student Services		71,110
Title One		
Career/Tech (Combined)		416,000
<b>EDUCATION GF BUDGET TOTALS</b>	<b>\$994,231</b>	<b>859,060</b>

CO Health Care-Facility Specific		
Mental Health Services		846,000
Chemical Dependency Services		437,000
Dental Services		190,000
Medical Services		2,947,000
Sex Offender Treatment		
CD/SO Expansion		
Administration		
IT		
MNIT-IT		
HC Contracts & Obligations		
CO MHU		
Contract Bed Medical Expenses		
CD Release Planner		
Inmate MH Medications		
CO Behavior Discharge Planning		
Medical Release Planner		
24 Hr Nursing Care		
Doula Services Grant		
<b>HEALTH SVCS GF BUDGET TOTALS</b>	<b>4,194,967</b>	<b>4,420,000</b>
<b>Total Facilities, Education and HS</b>	<b>47,741,461</b>	<b>39,181,060</b>
Grand Total Staff	577	533

## OPERATIONAL COSTS

The methodology for providing operational costs to the Prairie Correctional Facility are a combination of facility specific staffing (security, food service, plant operations, health service, case management, investigative, discipline, records management and administrative support) and common support staff found throughout the state correctional system; yet centralized out of the Central Office staffing compliment. The supporting costs of the Central Office funded positions is factored into the cost of the facility operations for the purpose of this report.

In determining the mean salary and fringe benefits, the assessment team analyzed an average salary for each position or at the mid-level salary range or highest staff ratio for each level (e.g. we utilized the mean salary range and fringe benefits for the standard LPN and RN positions as opposed to different levels.

The staffing and operational costs for the MINNCOR industry operations and commissary self-ops system are not included in this operational cost estimate as they are self-funded and not factored into the state expense from the general fund.

The operational costs do not include part-time staff positions as seen in the health care unit in other Minnesota facilities. The determined need for part-time staff to compliment or reduce required staffing levels should most effectively be determined once the offender population is identified and the needs of the offender population determined. Likewise, the overtime budget for the Prairie Correctional Facility is unable to be projected without the determination of vacancy levels in staffing and the state's ability to fill specialized positions in the Appleton region.

Division	Position Description	FTE	Salaries
Education	Institution Educational Supv	1.00	\$116,159.61
	Library/Info Res Serv Spec	1.00	\$83,515.62
	Office & Admin Specialist Sr	1.00	\$76,133.01
	Special Teacher: 5yr Voc Cred	2.00	\$208,949.78
	Special Teacher: 5yr CarTecCr+20	1.00	\$98,659.54
	Special Teacher: 5yr CarTecCr+30	1.00	\$119,989.82
	Special Teacher: 5yr Voc Cred+30	1.00	\$117,875.83
	Special Teacher: Ba/Bs+Lic	1.00	\$87,369.55
	Special Teacher: Ma/Ms+Lic+20gr	1.00	\$85,578.29
	<b>Education Total</b>		<b>10.00</b>
Employee Development	Training & Development Spec 1	1.00	\$84,558.83
	Training & Development Supv 1	1.00	\$85,993.67
<b>Employee Development Total</b>		<b>2.00</b>	<b>\$170,552.50</b>
Financial Services	Account Clerk Senior	2.00	\$115,468.83

## Operational Costs

	Accounting Manager	1.00	\$112,807.73
	Accounting Officer	2.00	\$160,164.27
	Accounting Supervisor Princ	1.00	\$95,189.82
	Accounting Technician	3.00	\$147,972.30
<b>Financial Services Total</b>		<b>9.00</b>	<b>\$631,602.95</b>
Health Services	Clinical Program Therapist (MH)	4.00	\$374,039.00
	Corrections Program Director	1.00	\$109,007.00
	Corrections Program Therapist (MH)	2.00	\$185,789.00
	Dental Asst Registered	1.00	\$72,637.00
	Dentist	1.00	\$179,270.00
	Licensed Practical Nurse	9.00	\$617,298.00
	Licensed Practical Nurse 2	5.00	\$394,677.00
	LPN/Medical Assistant, Certified	1.00	\$77,616.00
	Office & Admin Specialist	1.00	\$54,438.00
	Office & Admin Specialist Int	2.00	\$119,039.00
	Registered Nurse	1.00	\$123,373.00
	Registered Nurse Admin-Supv	1.00	\$135,613.00
	Registered Nurse	14.00	\$1,647,066.00
	Registered Nurse Supervisor	1.00	\$105,105.00
<b>Health Services Total</b>		<b>44.00</b>	<b>\$4,194,967.00</b>
Human Resources	Human Resources Consultant 1	1.00	\$105,552.00
	Human Resources Director 1	1.00	\$105,015.00
	Human Resources Technician 2	1.00	\$76,911.00
<b>Human Resources Total</b>		<b>3.00</b>	<b>\$287,478.00</b>
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	Mason	1.00	\$86,530.00
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	Plant Mntc Engineer	2.00	\$166,819.00
	Plumber	3.00	\$241,693.00
	Refrigeration Mechanic	2.00	\$172,967.00

## Operational Costs

<b>Plant Operations Total</b>		<b>32.00</b>	<b>\$2,647,169.00</b>
Security & Operations	Central Svcs Admin Spec Inter	1.00	\$65,801.00
	Central Svcs Admin Spec Senior	2.00	\$125,023.00
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	Corrections Food Svcs Supv	1.00	\$101,762.00
	Corrections Lieutenant	15.00	\$1,626,963.00
	Corrections Officer 1	-	\$0.00
	Corrections Officer 2	320.00	\$24,256,815.00
	Corrections Officer 3	62.00	\$5,643,520.00
	Corrections Officer 4	8.00	\$896,995.00
	Corrections Program Director	3.00	\$358,173.00
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	Office & Admin Specialist Sr	1.00	\$76,133.00
<b>Offender Records Total</b>		<b>4.00</b>	<b>\$266,986.00</b>
Special Investigations	Investigation Specialist	3.00	\$293,430.00
	Investigator - Corr Intel	3.00	\$307,478.00
<b>Special Investigations Total</b>		<b>6.00</b>	<b>\$600,908.00</b>
Safety	Safety Administrator	1.00	\$93,815.00
<b>Safety Total</b>		<b>1.00</b>	<b>\$93,815.00</b>
<b>Grand Total</b>		<b>577</b>	<b>\$47,741,460.50</b>

**Fuel and Utilities:** In determining the remaining operational costs of the Prairie Correctional Facility, the best estimation must be calculated from existing expenditures within the state system as the facility has not been fully operational since 2010 with an offender population. The costs for utilities under full operational load with 1,600 offenders plus inflation costs for the past 7 years. The average utility and fuel budgets for the 6 MNDOC facilities with 1,000 or more offenders is, on average \$1,500,000.

**Equipment and Repairs (<50 and >50):** The average budget for equipment and repairs among the same 6 MNDOC facilities is \$250,000. Line item budget projections for equipment is unable to be determined until a decision is made on the FFE report. Considering the facility's equipment is 7 years or older, computer equipment severely outdated, radio equipment obsolete or non-existent, and furniture still needed to be purchased for offices and program areas, it is difficult to provide annual budgetary projections.

**Medical Expenses:** The average budget for pharmaceuticals, mental health medications, and the cost of medical care is unable to be determined based upon the budgetary guidelines provided. Without the identification of the offender population to be housed in the Prairie Correctional Facility, it is not possible or practical for this study to provide a projected pharmaceutical and medical expense.

**Operational Expenses:** The budget projections for office supplies, state issued property and replacement expenses (linens, blankets, clothing, hygiene, mattresses, etc.), and vehicles and maintenance costs are all difficult to project based upon limited information at this time.

**Food Provisions:** The average state budget amongst the 6 facilities with over 1,000 offenders is approximately \$1,600,000. With the Stillwater Facility's population similar in size to the projected population at Prairie, the estimated facility budget for food provisions is \$2,100,000.

## **SUMMARY OF OPERATIONAL COSTS**

**Staffing:** \$47,741,460.50

**Fuel and Utilities:** \$1,521,000.00

- Electricity \$ 436,000 per year
- Natural Gas \$ 450,000 per year
- Water \$ 470,000 per year
- Propane \$ 165,000 per year

**Equipment and Repairs:** Unknown without decisions on existing equipment – operational line item average is \$250,000.00

**Medical Costs:** Unknown without identified population.

**Facility Operational Costs:** Unknown.

**Food Provisions:** \$2,100,000.00

### OPERATIONAL COSTS

1. Based on our analysis, the key to deciding whether to purchase and operate the Prairie Correctional Facility will come down to the high security staffing costs due to the PCF layout. If a new facility was designed to the State's needs and requirements, the staff savings shown even to operate as Stillwater does is a difference of \$8.6 million/year.
2. Based on how the MNDOC will operate the PCF consistent with other state facilities, the facility will require 511 operations staff (security, offender services, management services and physical plant) at a cost of \$42.5 million/year, assuming that all parts of the facility are fully utilized and occupied.
  - a. This staff is the total operating staff in the General Funding.
  - b. Prairie Correctional Facility was not designed to be operated in the same manner as the MNDOC does in all of the other state facilities; therefore, the staffing costs are significantly higher than other comparable facilities.
  - c. Comparatively, Stillwater Prison currently operates with 428 staff at a cost of \$33.9 million/year.
  - d. Prairie Correctional Facility requires  $511 - 428 = 83$  more operations staff to operate than Stillwater currently does for the same inmate quantity.
  - e. Prairie Correctional Facility requires  $\$42.5 \text{ million} - \$33.9 \text{ million} = \$8.6 \text{ million}$  more per year for operations staff costs than Stillwater for the same/similar offender population.
3. Additional staff for the health care and educational programs, which is funded from MNDOC Central Offices, is 66 staff at a cost of \$5.2 million.
  - a. This is a rough estimate and would be based on the actual determined needs and programs implemented.
4. The increased cost of security/operations staff is the largest difference when comparing PCF to Stillwater and results in an overall staffing cost difference of \$8.6 million.
5. Based on a yearly operations staff of 511 at a cost of \$42.5 million plus the health care and educational staff of 66 at a cost of \$5.2 million, it brings the total facility staff to 577 at a cost of \$47.7 million for 1,600 offenders. This is a cost of \$29,813/offender/year or a cost of \$82/offender/day just for staffing costs.



- a. Comparatively, Stillwater Prison currently has a total staff cost of \$39.2 million for 1,622 inmates, for a cost of \$24,168/offender/year or a cost of \$66/inmate/day.
6. Utility costs appear to be consistent with other similar Minnesota facilities.

### OTHER CONSIDERATIONS

With Appleton located in rural Minnesota and not near a large community with an available workforce, it is expected that staffing may be difficult to obtain. In our tour of the facility, CoreCivic did confirm that during some periods of time they did need to import temporary workers to operate the facility.

## RECOMMENDATIONS

### FACILITY CONDITION ASSESSMENT (FCA)

1. Incorporate all of the immediate and near term items prior to occupying the facility. See FCA report.

### ARCHITECTURAL ASSESSMENT

1. Prison Rape Elimination Act (PREA)
  - a. Sight-lines created by the facility design need to be addressed with adequate security staffing through a direct supervision approach.
  - b. Relocate the cameras in all housing units with shower enclosures to eliminate privacy violation issues.
  - c. Increase the number of cameras in each dayroom, cross sectioning the room to observe blind spots.
  - d. Add cameras to all program areas, kitchen, classrooms, corridors, offender work areas and the facility exterior where offenders frequent.
  - e. Address camera monitoring through increases in staffing.
  - f. Add privacy screens or half doors for showers in A and B units.
2. Civil
  - a. Remove one basketball court in the NW corner of the site and provide a new one farther from the fence.
3. Architectural
  - a. Housing A-Pod
    - 1) Remove washers and dryers to convert these areas to showers.
    - 2) Showers to be added in the following units; Unit AB – add 1 shower adjacent to existing showers at vacated washer and dryer location, Unit AC – add 6 showers in 2 vacated washer and dryer locations and 2 lower level and 2 upper level (stacked) corner cells, Unit AD – add 6 showers in 2 vacated washer and dryer locations and 2 lower level and 2 upper level (stacked) corner cells and Unit AE – add 6 showers in 2 vacated washer and dryer locations and 2 lower level and 2 upper level (stacked) corner cells for a total of 19 added showers. One added shower in each unit to be ADA accessible. The 18 cells converted to showers to have all furnishings removed, plumbing capped, and cells to be patched and repaired as needed.
    - 3) All showers to have privacy panels for doors except those located in vacate cells.
    - 4) Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 5 total casework units.
    - 5) Raised officer control station to be added to each unit, 5 total control stations.

- 6) Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 162 total cells.
  - 7) Replace detention bunks with drainage holes to solid bottom bunks in Unit AA.
  - 8) One cell in each unit to be converted to conform to ADA accessibility standards, 5 total cells.
  - 9) Remove existing bunks and provide new bunks, tight to the wall with detention sealant at top flange and a closure angle at the bunk to the cell window glazing in Unit AA.
  - 10) Cell doors to be replaced with detention hollow metal doors with upper half to be 20-minute attack resistant glass-clad polycarbonate detention glazing. Doors to include new detention grade lock reconnected to security electronics. 162 total cells plus 19 shower/cells for 181 total doors.
  - 11) Skylight security bars/screens to be added to all skylights to increase building perimeter security, 16 total security bars/screens at 4'x4' size.
- b. A/B Gym
- 1) No architectural changes.
- c. Housing B-Pod
- 1) Remove washers and dryers to convert these areas to showers.
  - 2) Showers to be added in the following units; Unit BA – add 2 showers in vacated washer and dryer area and vacated storage room, Unit BB – add 2 showers adjacent to existing showers at vacated washer and dryer location, Unit BC – add 2 showers adjacent to existing showers at vacated washer and dryer location, Unit BD – add 2 showers adjacent to existing showers at vacated washer and dryer location, Unit BE – add 6 showers with 2 showers adjacent to existing showers at vacated washer and dryer location and 4 showers at vacated storage room adjacent to stairs, and Unit BF – add 6 showers with 2 showers adjacent to existing showers at vacated washer and dryer location and 4 showers at vacated storage room adjacent to stairs, for a total of 20 added showers.
  - 3) One lower level shower in each unit to be remodeled for ADA accessibility.
  - 4) All showers to have privacy panels for doors.
  - 5) Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 6 total casework units.
  - 6) Raised officer control station to be added to each unit, 6 total control stations.
  - 7) Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 174 total cells.
  - 8) One cell in each unit to be converted to conform to ADA accessibility standards, 6 total cells.
  - 9) Cell doors to be replaced with detention hollow metal doors with upper half to be 20-minute attack resistant glass-clad polycarbonate detention glazing. Doors to include new detention grade lock reconnected to security electronics. 174 total doors.

- 10) Skylight security bars/screens to be added to all skylights to increase building perimeter security, 16 total security bars/screens at 4'x4' size.
- d. Support Services
- 1) Medical
    - a) Gut and remodel the entire area of approximately 4,600 sf to provide a more efficient layout of exam rooms and offices with better sight lines and in a more clinical setting.
    - b) Medical storage to be secured with masonry walls and detention door, frame and associated hardware.
  - 2) Laundry
    - a) Increase the laundry area by approximately 1,300 GSF by providing an external expansion to the north. Exterior and structure to match adjacent areas.
  - 3) Food Service
    - a) Remodel entire area by removing walls and portions of walls where possible to achieve a more efficient layout with limited blind spots to increase safety.
    - b) Provide new coolers and freezers.
    - c) Remodel the Restrooms to provide ADA accessibility for staff and inmates.
  - 4) Intake
    - a) Gut and remodel the entire area of approximately 2,500 sf, to provide a more efficient layout and limit blind spots to increase safety.
    - b) Remove the west Vehicle Sallyport door and infill with materials to match the adjacent.
  - 5) Administration
    - a) Remodel all Restrooms to provide ADA accessibility.
  - 6) Lobby/Visitation
    - a) No architectural changes.
- e. Maintenance/Wheels of Learning
- 1) No architectural changes.
- f. Woodshop/Warehouse
- 1) No architectural changes.
- g. Jacobs Industry Building
- 1) Remodel Restrooms to provide ADA accessibility.

- h. Guard Shack
  - 1) No architectural recommendations.
- i. Housing C-Pod
  - 1) Showers to be added to support the current bed totals in Unit CB and Unit CE (1 ADA added in each unit) adjacent to existing showers. 2 showers total.
  - 2) Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 6 total casework units.
  - 3) Raised officer control station to be added to each unit, 6 total control stations.
  - 4) Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 128 total cells.
  - 5) Provide a concrete slab floor in the shower plumbing chases of all units.
- j. C Gym
  - 1) Enclose the toilet area by adding windows on top of the existing walls to a height of 9'-0" and add a sloped top with an impact resistant gypsum below.
- k. Housing D-Pod
  - 1) One shower in Units DA, DB, DC, DE, DF and DG to be remodeled to be ADA compliant.
  - 2) Showers to be added to support the current bed totals in Unit DH and Unit DI, quantity 3 in each unit with one in each unit to be ADA. 6 total showers added.
  - 3) Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 9 total casework units.
  - 4) Raised officer control station to be added to each unit, 9 total control stations.
  - 5) Add one 4-person stainless steel table and stools to the Dayroom in Unit DA.
  - 6) Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 188 total cells.
  - 7) Remove existing bunks and provide new bunks in Unit DI. Install tight to the wall with detention sealant at top flange and a closure angle at the bunk to the cell window glazing.
  - 8) Provide a concrete slab floor in the shower plumbing chases of all units.
- l. Housing E-Pod
  - 1) ADA shower to be added, adjacent to the existing showers, to support the current bed totals in Unit EB.
  - 2) One existing shower in Units EA, EC, ED, EE and EF to be remodeled to be ADA compliant.

- 3) Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 6 total casework units.
  - 4) Raised officer control station to be added to each unit, 6 total control stations.
  - 5) Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 128 total cells.
  - 6) Remove existing bunks and provide new bunks in Units ED, EE and EF. Install tight to the wall with detention sealant at top flange and a closure angle at the bunk to the cell window glazing.
  - 7) Provide a concrete slab floor in the shower plumbing chases of all units.
- m. Housing F-Pod
- 1) ADA showers to be added, adjacent to the existing showers, to support the current bed totals in Unit FB and Unit FE (1 in each unit).
  - 2) One shower in Units FA, FC, FD, and FF to be remodeled to be ADA compliant.
  - 3) Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 6 total casework units.
  - 4) Raised officer control station to be added to each unit, 6 total control stations.
  - 5) Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 128 total cells.
  - 6) Provide a concrete slab floor in the shower plumbing chases of all units.
- n. Roof of Main Facility
- 1) Add intermittent fencing with razor ribbon and with locked gates to separate the roof areas. Locate fencing between; A Pod and A/B Gym, A/B Gym and B Pod, D Pod and C Pod, C Pod and C Pod Gym, C Pod Gym and main building, F Pod and E Pod, and E Pod and main building. 7 total locations.
- o. Greenhouse
- 1) No architectural recommendations.
- p. Tool Shed
- 1) No architectural recommendations.
- q. Armory
- 1) No architectural recommendations.
- r. Tower
- 1) No architectural recommendations.

### 4. Structural

- a. Provide exterior expansion at laundry area. Structure and materials to match adjacent areas.
- b. No changes to any structural system or structural members within the buildings.

### 5. Mechanical

- a. All of the non-condensing natural gas water heaters and unit heaters should be replaced due to age and to improve the energy efficiency of the facility.
- b. All of the existing showers should be replaced with new security style fixtures that meet the anti-ligature and ASSE 1070/1016 requirements.
- c. Due to the condition, the leaks and the very hard water, large portions of the piping and the valves within the chases of the housing units need to be addressed. All of the existing flush valves and fixtures valves within the housing units should be replaced. In addition, the existing piping will be checked for leaks and those will be repaired. It is assumed that some portion of the piping will need to be replaced due to rusting. It is recommended that the floors of the plumbing chases be sealed to mitigate moisture transfer from the ground to the building. If this moisture transfer is not stopped, rusting will continue, valves will fail prematurely and eventually all of the piping in the chases will fail and require replacement.
- d. Each of the security electronics and IT server rooms should be provided with standalone cooling. A new standalone DX cooling unit of approximately 2.5 tons will be provided for each space. The unit will be capable of cooling when the outside temperature is -20°F
- e. Due to age and condition, the existing domestic water softener should be replaced with a new system capable of softening 100 gpm. Hard water damages fixtures and equipment causing higher maintenance requirements and shorter fixture/equipment lifespans. The target should not be to remove all of the hardness, but to get the water close to 5 grains per gallon where the hardness is less likely to leave the water and cause scale.
- f. With the existing BAS system being no longer made, it is recommended that the facility be transitioned to a new system. This process would be done slowly with new equipment being installed on a new BAS. This new BAS would be able to integrate with the existing Trane Tracer Summit system to maintain control of all of the equipment until the transition is complete. Any new BAS system should be based on an open control protocol (BACNet) and have an open front-end standard (Tridium) that will allow for more diversity in vendors and better pricing for repairs and modifications.
- g. If this facility is purchased by the State of MN it will need to be compliant with the B3/SB2030 metering requirements. Currently there are limited resource meters (electricity, natural gas, domestic water) at the facility. Per the B3/SB2030, each building will require a separate meter for electricity, natural gas, and domestic water. These meters (approximately 10 of each type) need to be added. This will allow the operators to quickly identify spaces using more resources than the average and make changes to reduce resource usage by making improvements or changing operating policies.

### 6. Electrical

- a. In each cell, add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- b. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- c. Detention caulking should be added around cell light fixtures.
- d. Dayroom smoke detector coverage should be verified with the State Fire Marshall for code compliance.



- e. Review fire alarm panels and determined if these panels are approaching the end of their service life and if so they should be upgraded. Typically, this can be a panel replacement with the existing devices are compatible with the new panels.
- f. Consider cleaning and relamping of all light fixtures as well as replacing any broken or damaged lenses and replacing any missing screws.
- g. Plan for the installation of a facility wide metering system by Emon, similar to all other MN DOC facilities. Provide a meter in each electrical panel and switchboard, all meters to be connected to the facilities network. This will be a B3 requirement associated with any major renovation.
- h. Install new generators to provide 100% power backup for the entire facility, most MN DOC facilities have 100% backup or it is being planned for. Add two 1200 KW (exact size to be determined) diesel generators in a weatherproof enclosure, generator shall have a subbase fuel tank with 48 hours capacity at full load. Install a 2500 amp weather proof, service entrance rated, automatic transfer switch at each service transformer (two locations).

### 7. Security Electronics

- a. Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout the facility.
- b. Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing all graphic panels and touch screen stations and adding additional touch screen stations at all new staff posts in housing units. Replace existing CCTV monitors with new viewing stations.
- c. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distance is too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms.
- d. Install duress buttons in areas where non-correctional staff interface with inmates alone.
- e. A more secure entrance to the medication room in the Pharmacy room should be installed.
- f. Install video viewing stations at staff stations.
- g. No MN DOC facility has a non-lethal stun fence. The system is reported to be fully operational. If this system is maintained it should have a complete review and maintenance performed on it. Also plan to replace all existing site cameras and add additional site cameras. All cameras are to be fed with fiber optic cables for the camera signal and copper power wires. Plan to replace all existing wiring.
- h. Due to the age of the system, there is concern about the matrix and DVR systems, they should be considered for replacement. Consider installing Genetec Omnicast or Security Center to be compatible with all other facilities in the MN DOC system. Plan for the replacement of the entire system.
- i. Plan for the complete replacement of the existing radio system with a new 800 MHz radio system, similar to all other MN DOC facilities.
- j. It is noted that in some common areas, existing intercom stations are too high to comply with ADA. These intercom statins will need to be lowered. Plan for lowering applicable existing intercom stations.
- k. Inmate Jpay or similar systems as well as kiosk system should be installed similar to other MN DOC facilities.

### 8. Operations/Staffing

- a. Housing and Safety:

- 2) MN DOC uses Restricted Housing for suicide observations, not medical. See safety precautions for Restricted Housing and the recommendations for improvement.
  - 3) Remodel the medical observation cells to provide better visual observation from outside the cell doors.
  - 4) Designated restricted housing areas (ED, EE, and EF) had safety concerns for self-harming behavior and suicide opportunities.
    - a) Replace bunks with flush mountings to remove ligature points.
    - b) Replace with bunks without holes or weld plates to remove holes.
    - c) Remove or replace with rubber hooks only strong enough for towels/clothing.
  - 5) Mixture of corrections grade fixtures with non-corrections grade equipment throughout the facility.
    - a) Replace porcelain with stainless over time and as the porcelain breaks down.
    - b) Remove any porcelain from higher custody housing units.
    - c) Remove all particle board shelves and replace with corrections grade shelving.
  - 6) Increase phone options for restricted housing areas.
  - 7) Build officer stations in each housing unit.
    - a) Install data lines and computers for OMS access at new officer stations.
    - b) Install data lines and monitors for officers to view cameras in blind spots.
  - 8) Install data lines, computers, and camera monitors for housing control rooms.
  - 9) Install camera controls and monitoring equipment for Master Control.
- b. Food Service:
- 1) Increase in food service staff to deliver food to each housing unit. Designed as bulk feeding.
  - 2) Renovate kitchen by wall removal or increase security staffing.
  - 3) Add cameras throughout kitchen.
- c. Medical Clinic, Housing, and Pharmacy
- 1) Increase the number of observation cells.
  - 2) Add surveillance cameras to observe cells, nurses station, pharmacy, clinic hallways, and offices.
  - 3) Renovate the space to create a better workflow and better sight lines for clinics and dental offices.
  - 4) Install officer station, equipped with computer and camera monitoring station.
  - 5) Make exam rooms NCCHC compliant.

d. Intake

- 1) Renovate the space to make the traffic flow into and out of the facility workable.
- 2) Create space for individual searches and dress-out rooms. Existing rooms are small but have window openings into the property storage area.
- 3) Change the camera surveillance system and tie it into the overall security camera system instead of the stand alone.
- 4) Expand the facility property storage space and create or identify space for offender belongings and excess property.

e. Visitation

- 1) Expand the visitation center to provide additional space for family and professional visits.
- 2) Consider complimenting the visitation center with video visitation options for professional and family visits.
- 3) Add cameras to existing visitation room to aid in preventing the introduction of contraband and other inappropriate behavior.

f. Laundry

- 1) If keeping the decentralized laundry option, upgrade the equipment in each housing unit (some old and some still new in the box).
- 2) Expand the central laundry station to provide for folding and storage space.
- 3) Upgrade existing laundry equipment to modern equipment and add machines for the workload with a 1,600 offender population.
- 4) Install additional cameras in the rear laundry area where sewing machine and chemicals are located.

g. Staffing

- 1) Staffing will be recommended based upon how the MNDOC operates and will be consistent with other MNDOC facilities.
- 2) Security staffing will be increased to compensate for the design blind spots and poor sight lines.
- 3) Security staffing will be increased to compensate for the need to monitor additional camera systems.
- 4) The design will require higher number of food service staff to compensate supervision and food delivery systems.
- 5) Additional investigative staff will be suggested to manage the intensive camera surveillance system monitoring and information retrieval.

### APPRAISAL

1. E. B. Herman Companies performed the appraisal with the State's intent to keep it private so it was not provided to our team for review.

### SALE AND LEASE TERMS

1. Based on our analysis, the key to deciding whether to purchase and operate the Prairie Correctional Facility will come down to the high security staffing costs due to the PCF layout. If a new facility was designed to the State's needs and requirements, the staff savings shown even to operate as Stillwater does is a difference of \$8.6 million/year just for the security staff.
2. CoreCivic purchase price of \$74.1 million + \$21.2 million for FCA repairs (years 0 – 5) + \$32.9 million for Architectural Assessment repairs = \$128.2 million for 447,861 GSF, or \$286/GSF.
  - a. Total project cost to purchase and update of \$128.2 million + soft costs (design fees, permits, contingencies, FF&E) estimated at 20% of construction costs of \$10.8 million = \$139 million project cost for 447,861 GSF, or \$310/GSF.
    - 1) This is a cost of \$139 million/1,600 offenders = \$86,875 per bed.
  - b. Our team did not estimate the costs for a new 1,600-bed facility, designed to the State's needs and operational philosophy, in order to compare it to the cost to purchase the Prairie Correctional Facility with the needed improvements.
3. The furnishings included in the purchase price are generally old and outdated with only food service and laundry equipment having some value to the State but this warrants additional review to verify in more detail.
  - a. We would recommend planning to keep the food service and laundry equipment and replace them per the FCA report schedule.
  - b. The State should plan to purchase all other FF&E items needed.
4. Annual gross rental costs were submitted for five and ten year terms with a lower starting cost/year based on accepting the longer lease duration.
  - a. Rental rates do NOT include utility costs of approximately \$1.5 million annually or staffing costs of \$47.74 million (opening at full capacity staff).
  - b. Based on the 5-year lease and the State purchasing the facility with NO repairs or recommended FCA and Architectural Assessment recommendations, the rate is \$8 million for the first year + Utilities of \$1.5 million + 577 staff at \$47.74 million (opening at full capacity staff) = \$57.24 million for 1,600 beds at \$98/offender/day. **The cost per offender will be higher if the State includes the FCA improvements and the Architectural Assessment improvements.**
  - c. The State of Minnesota is currently renting available beds from Minnesota counties at a rental rate of \$55/day.
5. Provided there are enough beds available to rent, it is cheaper for the State to rent beds from counties rather than lease from CoreCivic.

### OPERATIONAL COSTS

1. Based on our analysis, the key to deciding whether to purchase and operate the Prairie Correctional Facility will come down to the high security staffing costs due to the PCF layout. If a new facility was designed to the State's needs and requirements, the staff savings shown even to operate as Stillwater does is a difference of \$8.6 million/year.
2. Based on how the MNDOC will operate the PCF consistent with other state facilities, the facility will require 511 operations staff (security, offender services, management services and physical plant) at a cost of \$42.5 million/year, assuming that all parts of the facility are fully utilized and occupied.
  - a. This staff is the total operating staff in the General Funding.
  - b. Prairie Correctional Facility was not designed to be operated in the same manner as the MNDOC does in all of the other state facilities; therefore, the staffing costs are significantly higher than other comparable facilities.
  - c. Comparatively, Stillwater Prison currently operates with 428 staff at a cost of \$33.9 million/year.
  - d. Prairie Correctional Facility requires  $511 - 428 = 83$  more operations staff to operate than Stillwater currently does for the same inmate quantity.
  - e. Prairie Correctional Facility requires  $\$42.5 \text{ million} - \$33.9 \text{ million} = \$8.6 \text{ million}$  more per year for operations staff costs than Stillwater for the same/similar offender population.
3. Additional staff for the health care and educational programs, which is funded from MNDOC Central Offices, is 66 staff at a cost of \$5.2 million.
  - a. This is a rough estimate and would be based on the actual determined needs and programs implemented.
4. **The increased cost of security/operations staff is the largest difference when comparing PCF to Stillwater and results in an overall staffing cost difference of \$8.6 million.**
5. Based on a yearly operations staff of 511 at a cost of \$42.5 million plus the health care and educational staff of 66 at a cost of \$5.2 million, it brings the total facility staff to 577 at a cost of \$47.7 million for 1,600 offenders. This is a cost of \$29,813/offender/year or a cost of \$82/offender/day just for staffing costs.
  - a. Comparatively, Stillwater Prison currently has a total staff cost of \$39.2 million for 1,622 inmates, for a cost of \$24,168/offender/year or a cost of \$66/inmate/day.
6. Utility costs appear to be consistent with other similar Minnesota facilities.

### CONSTRUCTION COST ESTIMATES BY CPMI

The cost estimate is provided in several parts and the price includes only the items in the Architectural Assessment Recommendations section within this report and does NOT include any items within the separate Facility Condition Assessment (FCA) report also included in the Appendix. The cost estimate is broken into the following sections:

- Summary
- Civil
- Architectural
- Mechanical
- Electrical
- Electronic Security

To establish the midpoint of construction, the cost estimate is based on the following schedule:

- Legislative approval to buy the facility and for funding: May/June 2018
- Legislative Funding: July 1, 2019
- RFP and hire a design team: July – September 2019
- Accelerated schedule and assumes the facility owner would do a design build to get the remodeling done so the State of Minnesota wouldn't need to do a Predesign and then a design.
- Design: October 2019 – March 2020 (6 months)
- Bidding: April 2020 (1 month)
- Contract Executed: May - June 2020 (2 months)
- Construction: July - December 2020 (6 months)
- Midpoint of Construction: October 1, 2020.

### FACILITY CONDITION ASSESSMENT (FCA)

An abridged version is included in this Appendix, but the full FCA report is also available - see the RECS cover letter for the method to obtain a copy.

### CORECIVIC SALE AND LEASE TERMS

These items were provided by CoreCivic to the State of Minnesota and provided to us to include in this report. They contain the proposal letter to lease or to purchase the facility including the FF&E list of items that would be included in the purchase cost. A copy of the sample leasing document provided to the State has not been included but is available by contacting RECS.

PREDESIGN STUDY  
PRAIRIE CORRECTIONAL FACILITY  
REAL ESTATE & CONSTRUCTION SERVICES  
MINNESOTA DEPARTMENT of ADMINISTRATION  
APPLETON, MINNESOTA  
03 JANUARY 2018



**RECAP SUMMARY**

DESCRIPTION	TOTAL AMOUNT
FACILITY = 447,861 GSF	
CIVIL	\$ 686,000
ARCHITECTURAL	\$ 12,668,000
MECHANICAL	\$ 2,947,000
ELECTRICAL	\$ 6,056,000
SECURITY	\$ 8,584,000
800 MHz RADIO SYSTEM	\$ 1,986,000
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 32,927,000</b>

- All non-building costs are excluded.
- Hazardous materials abatement costs are excluded.
- Project delivery method is assumed to be design-bid-build.
- Construction costs are escalated through October 2020 per the MMB Project Inflation Schedule.
  - If construction is delayed one year add 5.5%.
  - If construction is delayed two years add 11.5%.



**DATE:** December 13, 2017

**TO:** Klein McCarthy Architects

**FROM:** Joel Maier - BKBM

**PROJECT:** Prairie Correctional Facility

**PROJECT NO.:** 18141.00

**RE:** Civil Portion of Prairie Correctional Facility Cost Estimate

Based on the review of the 50% FEA Report, BKBM has estimated the following bituminous pavement quantities. The Report's Executive Summary indicates all pavements shall receive a mill and overlay. If this approach is pursued, BKBM believes the following:

- Reflective cracking will occur. Cracks that are present in the existing asphalt pavement will reappear in the asphalt overlay within a few years.
- Full depth pavement repairs will be needed in areas where the existing asphalt pavement is alligator cracked.

Later in the 50% FEA Report, in Condition Assessment of Pavements and Fencing, it is recommended that a complete replacement of all pavements be completed. It is BKBM's opinion that this statement implies removal and replacement of the asphalt pavement courses in their entirety with localized subgrade repairs in areas where alligator cracking is evident.

An alternative to removing and replacing the asphalt pavement is a full depth reclamation option. This process involves crushing both the bituminous and a least a portion of the aggregate base in place and blending the material to create a recycled Class 7 aggregate base. A new bituminous pavement would then be placed over the reclaimed material. Excess reclaimed material will need to be removed where existing grades need to be maintained. This approach will outperform the mill and overlay approach, since reflective cracking does not develop. This method also utilizes the value of the on-site bituminous pavement by reusing the material as a recycled aggregate vs. removing it from site.

It is unclear in the facility's original civil drawings as to the bituminous pavement depth of the main parking lot area. The drawings of the facility's expansion in 1996 indicate a 3-inch thick pavement for the parking lot expansion. The estimate of quantities that follow assume the entire parking lot area contains 3-inches of asphalt.

It is also unclear of the extent of alligator cracking in the existing pavements. Generally, alligator cracking indicates a failure of the aggregate base and underlying subsoils. It is BKBM's opinion



that areas of alligator cracking will require full depth pavement removal and replacement along with some amount of subgrade correction. The limits of these repairs are unknown at this time.

### Prairie Correctional Facility Bituminous Pavement Repair Quantities

Bituminous Pavement: Remove and replace or full depth reclaim to a depth of 9", remove excess reclaim and repave.

- 2,700 sq. yds. + 4,200 sq. yds. + 2,950 sq. yds. = 9,850 sq. yds,
  - 9,850 sq. yds. of 2" wear course (1,133 tons) and 3.5" non-wear course (1,982 tons) and 493 gallons tack coat.
- 5,650 sq. yds. + 9,950 sq. yds. = 15,600 sq. yds.
  - 15,600 sq. yds. of 1.5 wear course (1,346 tons) and 1.5" non-wear course (1,346 tons) and 780 gallons tack coat.
- 1950 sq. yds. of 2" wear course (224 tons).

Bituminous mill and overlay of 2" over all existing asphalt pavements. **\$669,000**

- 27,400 sq. yds. of area at 2" depth (3,151 tons) of wear course
- 1370 gallons of tack coat.

Replace Ag Lime within Softball Infield **\$9,000**

- Approximately 8,265 sq. ft. of ag lime area.
- Remove and replace 3" of ag lime or 77 cu. yds.

Replace Basketball Court **\$8,000**

# PREVIEW OF RECOMMENDATIONS

## ARCHITECTURAL ASSESSMENT

1. Civil
  - a. See separate civil report for costing.
  - b. Remove one basketball court in the NW corner of the site and provide a new one farther from the fence.
2. Architectural
  - a. Housing A-Pod **\$2,779,000**
    - i. Remove washers and dryers to convert these areas to showers.
    - ii. Showers to be added in the following units; Unit AB – add 1 shower adjacent to existing showers at vacated washer and dryer location, Unit AC – add 6 showers in 2 vacated washer and dryer locations and 2 lower level and 2 upper level (stacked) corner cells, Unit AD – add 6 showers in 2 vacated washer and dryer locations and 2 lower level and 2 upper level (stacked) corner cells and Unit AE – add 6 showers in 2 vacated washer and dryer locations and 2 lower level and 2 upper level (stacked) corner cells for a total of 19 added showers. One added shower in each unit to be ADA accessible. The 18 cells converted to showers to have all furnishings removed, plumbing capped, and cells to be patched and repaired as needed.
    - iii. All showers to have privacy panels for doors except those located in vacate cells.
    - iv. Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 5 total casework units.
    - v. Raised officer control station to be added to each unit, see TLM narrative for additional details, 5 total control stations.
    - vi. Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 162 total cells.
    - vii. Replace detention bunks with drainage holes to solid bottom bunks in Unit AA.
    - viii. One cell in each unit to be converted to conform to ADA accessibility standards, 5 total cells.
    - ix. Remove existing bunks and provide new bunks, tight to the wall with detention sealant at top flange and a closure angle at the bunk to the cell window glazing in Unit AA.
    - x. Cell doors to be replaced with detention hollow metal doors with upper half to be 20 minute attack resistant glass-clad polycarbonate detention glazing. Doors to include new detention grade lock reconnected to security electronics. 162 total cells plus 19 shower/cells for 181 total doors.
    - xi. Skylight security bars/screens to be added to all skylights to increase building perimeter security, 16 total security bars/screens at 4'x4' size.
  - b. A/B Gym
  - c. Housing B-Pod **\$2,470,000**
    - i. Remove washers and dryers to convert these areas to showers.
    - ii. Showers to be added in the following units; Unit BA – add 2 showers in vacated washer and dryer area and vacated storage room, Unit BB – add 2 showers adjacent to existing showers at vacated washer and dryer location, Unit BC –

add 2 showers adjacent to existing showers at vacated washer and dryer location, Unit BD – add 2 showers adjacent to existing showers at vacated washer and dryer location, Unit BE – add 6 showers with 2 showers adjacent to existing showers at vacated washer and dryer location and 4 showers at vacated storage room adjacent to stairs, and Unit BF – add 6 showers with 2 showers adjacent to existing showers at vacated washer and dryer location and 4 showers at vacated storage room adjacent to stairs, for a total of 20 added showers.

- iii. One lower level shower in each unit to be remodeled for ADA accessibility.
  - iv. All showers to have privacy panels for doors.
  - v. Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 6 total casework units.
  - vi. Raised officer control station to be added to each unit, see TLM narrative for additional details, 6 total control stations.
  - vii. Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 174 total cells.
  - viii. One cell in each unit to be converted to conform to ADA accessibility standards, 6 total cells.
  - ix. Cell doors to be replaced with detention hollow metal doors with upper half to be 20 minute attack resistant glass-clad polycarbonate detention glazing. Doors to include new detention grade lock reconnected to security electronics. 174 total doors.
  - x. Skylight security bars/screens to be added to all skylights to increase building perimeter security, 16 total security bars/screens at 4'x4' size.
- d. Support Services
- i. Medical **\$1,248,000**
    - 1. Gut and remodel the entire area of approximately 4,600 sf to provide a more efficient layout of exam rooms and offices with better sight lines and in a more clinical setting.
    - 2. Medical storage to be secured with masonry walls and detention door, frame and associated hardware.
  - ii. Laundry **\$646,000**
    - 1. Increase the laundry area by approximately 1,300 GSF by providing and external expansion to the north. Exterior and structure to match adjacent areas.
  - iii. Food Service **\$1,818,000**
    - 1. Remodel entire area by removing walls and portions of walls where possible to achieve a more efficient layout with limited blind spots to increase safety.
    - 2. Provide new coolers and freezers.
    - 3. Remodel the Restrooms to provide ADA accessibility for staff and inmates.
  - iv. Intake **\$524,000**
    - 1. Gut and remodel the entire area of approximately 2,500 sf, to provide a more efficient layout and limit blind spots to increase safety.

2. Remove the west Vehicle Sallyport door and infill with materials to match the adjacent.
  - v. Administration **\$31,000**
    1. Remodel all Restrooms to provide ADA accessibility.
  - vi. Lobby/Visitation
- e. Maintenance/Wheels of Learning
- f. Woodshop/Warehouse
- g. Jacobs Industry Building **\$31,000**
  - i. Remodel Restrooms to provide ADA accessibility.
- h. Guard Shack
- i. Housing C-Pod **\$570,000**
  - i. Showers to be added to support the current bed totals in Unit CB and Unit CE (1 ADA added in each unit) adjacent to existing showers. 2 showers total.
  - ii. Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 6 total casework units.
  - iii. Raised officer control station to be added to each unit, see TLM narrative for additional details, 6 total control stations.
  - iv. Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 128 total cells.
  - v. Provide a concrete slab floor in the shower plumbing chases of all units.
- j. C Gym **\$8,000**
  - i. Enclose the toilet area by adding windows on top of the existing walls to a height of 9'-0" and add a sloped top with an impact resistant gypsum below.
- k. Housing D-Pod **\$1,061,000**
  - i. One shower in Units DA, DB, DC, DE, DF and DG to be remodeled to be ADA compliant.
  - ii. Showers to be added to support the current bed totals in Unit DH and Unit DI, quantity 3 in each unit with one in each unit to be ADA. 6 total showers added.
  - iii. Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 9 total casework units.
  - iv. Raised officer control station to be added to each unit, see TLM narrative for additional details, 9 total control stations.
  - v. Add one 4 person stainless steel table and stools to the Dayroom in Unit DA.
  - vi. Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 188 total cells.
  - vii. Remove existing bunks and provide new bunks in Unit DI. Install tight to the wall with detention sealant at top flange and a closure angle at the bunk to the cell window glazing.
  - viii. Provide a concrete slab floor in the shower plumbing chases of all units.
- l. Housing E-Pod **\$813,000**
  - i. ADA shower to be added, adjacent to the existing showers, to support the current bed totals in Unit EB.

- ii. One existing shower in Units EA, EC, ED, EE and EF to be remodeled to be ADA compliant.
    - iii. Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 6 total casework units.
    - iv. Raised officer control station to be added to each unit, see TLM narrative for additional details, 6 total control stations.
    - v. Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 128 total cells.
    - vi. Remove existing bunks and provide new bunks in Units ED, EE and EF. Install tight to the wall with detention sealant at top flange and a closure angle at the bunk to the cell window glazing.
    - vii. Provide a concrete slab floor in the shower plumbing chases of all units.
  - m. Housing F-Pod **\$616,000**
    - i. ADA showers to be added, adjacent to the existing showers, to support the current bed totals in Unit FB and Unit FE (1 in each unit).
    - ii. One shower in Units FA, FC, FD, and FF to be remodeled to be ADA compliant.
    - iii. Each Unit Dayroom casework with sink, 6' length, to be replaced with lockable plastic laminate cabinets and solid surface counters, 6 total casework units.
    - iv. Raised officer control station to be added to each unit, see TLM narrative for additional details, 6 total control stations.
    - v. Cell furnishing revisions to include; remove three wood shelving units and replace with detention grade steel, and replace detention strips with lever style hooks (4 hooks each) with ball bearing style. Patch and repair walls at removed shelving. 128 total cells.
    - vi. Provide a concrete slab floor in the shower plumbing chases of all units.
  - n. Roof of Main Facility **\$53,000**
    - i. Add intermittent fencing with razor ribbon and with locked gates to separate the roof areas. Locate fencing between; A Pod and A/B Gym, A/B Gym and B Pod, D Pod and C Pod, C Pod and C Pod Gym, C Pod Gym and main building, F Pod and E Pod, and E Pod and main building. 7 total locations.
  - o. Greenhouse
  - p. Tool Shed
  - q. Armory
  - r. Tower
3. Structural **See Laundry Expansion**
    - a. Provide exterior expansion at laundry area. Structure and materials to match adjacent areas.
    - b. No changes to any structural system or structural members within the buildings.
  4. Mechanical
    - a. **See EEA review.**
  5. Electrical
    - a. **See EEA review.**
  6. Security Electronics
    - a. **See EEA review.**

# Prairie Correction Facility

## EEA

### Mechanical:

#### Preview of Findings

#### *Mechanical breakdown:*

1. A Pod
  - a. Existing Mechanical Systems
    - i. The existing mechanical systems are based on multiple natural gas fired commercial style roof top unit with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Exhaust from individual cells is accomplished through the plumbing chase with little ductwork. Much of the ductwork is routed on the roof exposed to the elements. All of the grilles accessible to inmates are maximum security perforated steel style.
    - ii. The security control station is served by a separate rooftop HVAC unit allowing for individual control of that area.
    - iii. The plumbing fixtures within most of the cells are porcelain. A select number of the cells (used for segregation) utilize stainless steel combi-units. These fixtures appear to be in acceptable shape and are still functioning.
    - iv. Many of the existing shower heads are not anti-ligature correction style, but are simple commercial grade shower heads.
    - v. Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system. Based on the age of the facility, investigation, and the original construction documents available, it is unlikely that the showers meet the more recent ASSE 1070/1016 anti-scald shower requirements.
    - vi. The whole building (including the individual cells) is protected with a wet type fire suppression system. The sprinkler heads within the cells are correctional style, the remainder are pendant style.
    - vii. Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
  - b. Issues and Recommendations **\$128,000**
    - i. The roof mounted ductwork appears to be internally insulated. With internal insulation, there is always concern about insulation pieces becoming airborne and being distributed into the space. Additionally, internal ductwork insulation can encourage mold growth. Without opening up this ductwork and inspecting it, it is difficult to determine if there are any issues with loose insulation or mold.
    - ii. Several pendant style sprinkler heads located in the day room are located within reach of inmates and will be tampered with. Replace these sprinkler heads

(approximately 15) with correctional style heads with a cage to prevent tampering.

- iii. For safety concerns, it is recommended that the non-correction style shower heads be replaced with the correct correctional style to reduce tampering and reduce ligature points. The new showers will be similar to an Acorn LR1748ADA.
- iv. While the facility's age will allow it to pass on the ASSE 1070/1016 requirement for anti-scald mixing valves for the single temperature showers, compliance will be required when these fixtures are replaced at the end of their life. Each individual new/remodeled shower will be provided with an ASSE 1070/1016 compliant mixing valve to prevent scalding.

## 2. A/B Gym

### a. Existing Mechanical Systems

- i. The existing mechanical systems are based on multiple natural gas fired commercial style roof top unit with no cooling. The air distribution ductwork system is very simple with limited temperature control zones. Cooling is ventilation only. There are several large louvers with dampers low in the outside walls and several exhaust fans on the roof. These operate together to bring in outside air for cooling. The dampers in these louvers do not seal well. The facility has taped plastic over them in an attempt to limit air infiltration.
- ii. The security control station is served by a rooftop HVAC unit that also serves several inmate areas (barber shop, game room, and casework offices). Because of this, there are no means to for individual temperature control of that area.
- iii. Domestic hot water is generated in the Support Services building and is circulated throughout the space via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system.
- iv. The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style. Protective cages are provided for the sprinkler heads in the gyms.
- v. Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.

### b. Issues and Recommendations **\$46,000**

- i. Due to their condition, the ventilation dampers for the gyms shall be replaced with high performance low leakage motorized dampers with actuators. There are 10 dampers each 24"x48". This will limit air infiltration, improve space temperature during the winter and reduce energy usage.

## 3. B Pod

### a. Existing Mechanical Systems

- i. The existing mechanical systems are based on multiple natural gas fired commercial style roof top unit with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Exhaust from individual cells is accomplished through the plumbing chase with little ductwork. Much of the ductwork is routed on the roof exposed to the elements. All of the grilles accessible to inmates are maximum security perforated steel style.
- ii. The security control station is served by a separate rooftop HVAC unit allowing for individual control of that area.

- iii. The plumbing fixtures within most of the cells are porcelain. A select number of the cells (used for segregation) utilize stainless steel combi-units. These fixtures appear to be in acceptable shape and are still functioning.
- iv. Many of the existing shower heads are not anti-ligature correction style, but are simple commercial grade shower heads.
- v. Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system. Based on the age of the facility, investigation, and the original construction documents available, it is unlikely that the showers meet the more recent ASSE 1070/1016 anti-scald shower requirements.
- vi. The whole building (including the individual cells) is protected with a wet type fire suppression system. The sprinkler heads within the cells are correctional style, the remainder are pendant style.
- vii. Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.

b. Issues and Recommendations **\$128,000**

- i. The roof mounted ductwork appears to be internally insulated. With internal insulation, there is always concern about insulation pieces becoming airborne and being distributed into the space. Additionally, internal ductwork insulation can encourage mold growth. Without opening up this ductwork and inspecting it, it is difficult to determine if there are any issues with loose insulation or mold.
- ii. Several pendant style sprinkler heads located in the day room are located within reach of inmates and will be tampered with. Replace these sprinkler heads (approximately 15) with correctional style heads with a cage to prevent tampering.
- iii. For safety concerns, it is recommended that the non-correction style shower heads be replaced with the correct correctional style to reduce tampering and reduce ligature points. The new showers will be similar to an Acorn LR1748ADA.
- iv. While the facility's age will allow it to pass on the ASSE 1070/1016 requirement for anti-scald mixing valves for the single temperature showers, compliance will be required when these fixtures are replaced at the end of their life. Each individual new/remodeled shower will be provided with an ASSE 1070/1016 compliant mixing valve to prevent scalding.

4. Support Services (Medical, Laundry, Food Service, Intake, Administration, Lobby, Visitation, Master Control, Boiler Room)

a. Existing Mechanical Systems

- i. The existing mechanical systems are based on multiple natural gas fired commercial style roof top unit with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones.
- ii. Domestic hot water is generated in the boiler room and is circulated throughout the spaces via a pump. Domestic hot water is generated with 3 non-condensing gas fired boilers. A storage tank is used for buffering purposes. These boilers were installed during one of the later facility additions.
- iii. The local domestic water is very hard (over 13 grains per gallon). The facility currently softens the domestic hot water to improve equipment life and reduce



scale on fixtures. The existing softener system appears to have been installed during the original construction and is in need of replacement. There is evidence at nearly all of the plumbing fixtures throughout the facility of the hard water.

- iv. While in the boiler room, it was discovered that one or more of the natural gas pressure regulators was venting into the space excessively. The venting was enough that I was forced to leave the room coughing uncontrollably. The facility staff was notified immediately as this is a dangerous condition.
- v. The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style.
- vi. Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
- vii. Master control does not have a dedicated staff restroom available within the secure space. A restroom appears on the original construction documents, but it must have been removed during a more recent remodel. Instead, staff must exit the space and travel down a hallway into the administrative areas to use the restroom.
- viii. Master control has a separate rooftop unit for HVAC allowing for independent space temperature control.
- ix. The main security electronics room does not have an independent cooling unit. It is served by the rooftop unit that also serves Master Control.
- x. There is a single above ground steel grease interceptor for the 3 comp sink in the Food Service area. While this installation meets code, steel grease interceptors are notorious for failing well before their life expectancy. If the unit fails, sanitary waste will leak into the Food Service area.
- xi. The existing kitchen hoods appear to be in good shape. However, the equipment beneath them appears to be misaligned. The MN Mechanical code requires that a kitchen hood have a minimum of 6" overhang on the ends and a 12" overhang on the front. Currently most of the hoods have end overhangs closer to 4".
- xii. The main server room does not have an independent cooling unit. The facility currently has a portable cooling unit in the space and the heat is being discharged into the ceiling plenum.
- xiii. The vehicle sally port area is not cooled and are heated with non-condensing gas fired unit heaters.
- xiv. The boiler room is not cooled and are heated with non-condensing gas fired unit heaters.
- xv. The existing facility wide building automation system (BAS) is built on the Trane Tracer Summit automation system. This system is a legacy system and while it is supported by Trane, the products are no longer being manufactured and sold. Based on discussions with the facility, the system is capable of monitoring and controlling all of the equipment at the facility. Data trending capabilities are unknown at this time. Additionally, the Trane Tracer Summit system is only modifiable by an authorized Trane reseller.
- xvi. The facility currently employs a large propane tank as a backup for the natural gas service that provides heating to the facility. The facility does have an interruptible natural gas rate and is called to curtail their natural gas usage during the very coldest days of winter. Based on discussions with the facility

staff, the existing system provides 3 to 4 days of redundancy for the facility before needing to be refilled.

b. Issues and Recommendations **\$569,000**

- i. Updating the security electronics system within the main security electronics room will add heat load to this space and it will become difficult to maintain an acceptable temperature in both the main security electronics room and Master Control as they are served by the same rooftop unit. A new standalone DX cooling unit of approximately 2.5 tons will be provided for this space. The unit will be capable of cooling when the outside temperature is -20°F
- ii. As the age is unknown, the existing above ground steel grease interceptor in the Food Service area be replaced with a unit made of polyethylene. The unit will be similar to a GB3. Preemptive replacement will mean no downtime for the Food Service area. Polyethylene grease interceptors typically come with a lifetime warranty.
- iii. The equipment under the existing kitchen hoods in Food Service needs to be adjusted to provide the code required overhangs (6" at each end and 12" in the front). If this cannot be accomplished, then the hoods or the equipment beneath them needs to be modified so that the hoods meet the code requirements.
- iv. Updating the information technology system within the main server room will add heat load to this space and it will become impossible to maintain the space temperature with the existing portable cooling unit. A new standalone DX cooling unit of approximately 2.5 tons will be provided for this space. The unit will be capable of cooling when the outside temperature is -20°F
- v. The inmate accessible areas within the Intake space (holding cells) do not appear to have correction style sprinkler heads in them. The existing sprinkler heads (approximately 5) will be replaced with a security style sprinkler heads.
- vi. Because it is at the end of its life, the existing domestic water softener shall be replaced with a new system capable of softening 100 gpm.
- vii. In addition, we would recommend that the softener system be enlarged (or additional systems be added in other rooms) to partially soften all of the domestic water used at the facility. The current hardness level in the cold water is more than enough to cause extensive scaling on all of the fixtures in the facility. Hard water damages fixtures and equipment causing higher maintenance requirements and shorter fixture/equipment lifespans. The target should not be to remove all of the hardness, but to get the water close to 5 grains per gallon where the hardness is less likely to leave the water and cause scale.
- viii. The existing natural gas pressure regulators within the boiler room should all be checked for leaks and tested to ensure proper operation. Defective regulators should be replaced. As noted above, one or more of the existing regulators was leaking/venting into the room.
- ix. The existing domestic water heater boilers are of a non-condensing style and are therefore only 85% efficient. It is recommended that the existing water heater boilers be replaced with fully condensing boilers to increase their efficiency to 95%+.

- x. With the existing BAS system being no longer made, it is recommended that the facility be transitioned to a new system. This process would be done slowly with new equipment being installed on a new BAS. This new BAS would be able to integrate with the existing Trane Tracer Summit system to maintain control of all of the equipment until the transition is complete. Any new BAS system should be based on an open control protocol (BACNet) and have an open front end standard (Tridium) that will allow for more diversity in vendors and better pricing for repairs and modifications.

## 5. Maintenance/Wheels of Learning

### a. Existing Mechanical Systems

- i. The maintenance areas are not cooled and are heated with non-condensing gas fired unit heaters.
- ii. The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style.
- iii. Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
- iv. The existing mechanical systems in the Wheels of Learning are based on multiple natural gas fired commercial style roof top unit with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones.
- v. Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system.
- vi. Replacing the existing non-condensing gas fired unit heaters with fully condensing gas fired units is a simple way to improve energy efficiency.

### b. Issues and Recommendations **\$37,000**

- i. Replacing the existing non-condensing gas fired unit heaters with fully condensing gas fired units is a simple way to improve energy efficiency.

## 6. Woodshop/Warehouse

### a. Existing Mechanical Systems

- i. The Woodshop areas is not cooled and are heated with non-condensing gas fired unit heaters.
- ii. Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
- iii. The existing mechanical systems in the Warehouse are based on multiple natural gas fired commercial style roof top units with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Parts of the ductwork in the warehouse has become lightly damaged and is no longer sealed.
- iv. Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system.
- v. The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style.

- vi. The existing duct collection for the wood shop relies on multiple small indoor style dust collectors that operate inside the building and use filters to clean the air.

b. Issues and Recommendations **\$60,000**

- i. Replacing the existing non-condensing gas fired unit heaters with fully condensing gas fired units is a simple way to improve energy efficiency.
- ii. The damaged ductwork within the Warehouse should be repaired and resealed to improve air distribution and energy efficiency.
- iii. It is atypical for a correctional facility in Minnesota to have shop dust collectors inside the building. Typically, larger dust collectors are located outside and are of a more industrial style. By placing them outside, they are easier to maintain and can be much larger and filter out the wood dust better.

7. Jacobs Industry Building

a. Existing Mechanical Systems

- i. Currently the warehouse is served by water to air heat pumps suspended by structure. These units exchange heat with water circulated through pipes in the building and then through a series of horizontal coils of piping buried in a grass area near the building. The pumps serving this pipe loop were recently replaced due to equipment failures.
- ii. Domestic hot water is generated locally with a non-condensing gas fired water heater. The unit is over 15 years old and is in rough shape.
- iii. The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style.

b. Issues and Recommendations **\$12,000**

- i. Due to the condition, the existing domestic water heater should be replaced before it fails. A new fully condensing gas fired unit with a recovery rate of 200 GPH will be provided for increased energy efficiency.

8. C Pod

a. Existing Mechanical Systems

- i. The existing mechanical systems are based on multiple natural gas fired commercial style roof top unit with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Exhaust from individual cells is accomplished through the plumbing chase with little ductwork. Exhaust ductwork for the showers is accomplished with flexible ductwork. All of the grilles accessible to inmates are maximum security perforated steel style.
- ii. The security control station is served by a rooftop unit that also serves the additional office spaces adjacent to the main corridor. Because of that, space temperature control within the security control station is not independent of the rest of the space.
- iii. The security control station does not have a dedicated staff restroom available within the secure space. Instead, staff must exit the space use the restroom located in the main corridor.
- iv. The plumbing fixtures within most of the cells are porcelain. A select number of the cells (used for segregation) utilize stainless steel combi-units. These fixtures appear to be in acceptable shape and are still functioning.

- v. Many of the existing shower heads are not anti-ligature correction style, but are simple commercial grade shower heads.
  - vi. Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system. Based on the age of the facility, investigation, and the original construction documents available, it is unlikely that the showers meet the more recent ASSE 1070/1016 anti-scald shower requirements.
  - vii. The whole building (including the individual cells) is protected with a wet type fire suppression system. The sprinkler heads within the cells are correctional style, the remainder are pendant style.
  - viii. Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
  - ix. Most of the existing piping (domestic water, sanitary sewer, and sanitary vent) within all of the existing pipe chases is abnormally rusted. In most of the pipe chases, there is evidence of small leaks. In addition, while test flushing one of the toilets, a large leak happened and the facility staff needed to isolate a portion of the domestic water piping. It appears that the floors of the chases are dirt and do not have any type of vapor barrier. This is likely the source of the moisture that is causing much of the rusting within the chase.
  - x. The pod security electronics room does not have an independent cooling unit. It is served by the rooftop unit that also serves the offices along the hallway.
- b. Issues and Recommendations **\$444,000**
- i. Several pendant style sprinkler heads located in the day room are located within reach of inmates and will be tampered with. Replace these sprinkler heads (approximately 15) with correctional style heads with a cage to prevent tampering.
  - ii. For safety concerns, it is recommended that the non-correction style shower heads be replaced with the correct correctional style to reduce tampering and reduce ligature points. The new showers will be similar to an Acorn LR1748ADA..
  - iii. While the facility's age will allow it to pass on the ASSE 1070/1016 requirement for anti-scald mixing valves for the single temperature showers, compliance will be required when these fixtures are replaced at the end of their life. Each individual new/remodeled shower will be provided with an ASSE 1070/1016 compliant mixing valve to prevent scalding.
  - iv. Due to the condition and the leaks, large portions of the piping and the valves within the chases needs to be addressed. All of the existing flush valves and fixtures valves will be replaced (Approximately 128). In addition, the existing piping will be checked for leaks and those will be repaired. It is assumed that some portion of the piping will need to be replaced due to rusting.
  - v. It is recommended that the floors of the plumbing chases be sealed to mitigate moisture transfer from the ground to the building. If this moisture transfer is not stopped, rusting will continue, valves will fail prematurely and eventually all of the piping in the chases will fail and require replacement.

- vi. Updating the security electronics system within the pod security electronics room will add heat load to this space and it will become impossible to maintain the space temperature in this room without adversely affecting the temperature of the other rooms served by the rooftop unit. A new standalone DX cooling unit of approximately 2.5 tons will be provided for this space. The unit will be capable of cooling when the outside temperature is -20°F

## 9. C Gym

### a. Existing Mechanical Systems

- i. The C Gym area is not cooled and are heated with non-condensing gas fired unit heaters. Cooling ventilation is provided by exhaust fan within the roof.
- ii. Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
- iii. Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system.
- iv. The whole building is protected with a wet type fire suppression system. The sprinkler heads are pendant style.
- v. The inmate restroom is not a separate space and is essentially within the gym space. A small amount of exhaust and makeup air is provided in the area of the inmate restroom, but functionally it does nothing to control odors.

### b. Issues and Recommendations **\$23,000**

- i. Replacing the existing non-condensing gas fired unit heaters with fully condensing gas fired units is a simple way to improve energy efficiency.
- ii. While the exhaust and makeup for the inmate restroom in the gym appears to meet the letter of the Minnesota Mechanical Code, it doesn't really meet the intent. It is recommended that walls and a ceiling be added around the restroom area so that the ventilation system will operate properly to control odors.

## 10. D Pod

### a. Existing Mechanical Systems

- i. The existing mechanical systems are based on multiple natural gas fired commercial style roof top unit with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Exhaust from individual cells is accomplished through the plumbing chase with little ductwork. Exhaust ductwork for the showers is accomplished with flexible ductwork. All of the grilles accessible to inmates are maximum security perforated steel style.
- ii. Several of the sub-pod share common plumbing chases (DE & DF, DG & DH, DA & DB, DC & DD) with only the security access panels keeping people from moving from one sub-pod to another.
- iii. The security control station is served by a rooftop unit that also serves the additional office spaces adjacent to the main corridor. Because of that, space temperature control within the security control station is not independent of the rest of the space.
- iv. The security control station does not have a dedicated staff restroom available within the secure space. Instead, staff must exit the space use the restroom located in the main corridor.

- v. The plumbing fixtures within most of the cells are porcelain. A select number of the cells (used for segregation) utilize stainless steel combi-units. These fixtures appear to be in acceptable shape and are still functioning.
  - vi. Many of the existing shower heads are not anti-ligature correction style, but are simple commercial grade shower heads. Many of the ADA shower are of the hose and wand style. This is very unusual at a correctional facility as the hose and wand are easily removable and damageable.
  - vii. Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system. Based on the age of the facility, investigation, and the original construction documents available, it is unlikely that the showers meet the more recent ASSE 1070/1016 anti-scald shower requirements.
  - viii. The whole building (including the individual cells) is protected with a wet type fire suppression system. The sprinkler heads within the cells are correctional style, the remainder are pendant style.
  - ix. Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
  - x. Most of the existing piping (domestic water, sanitary sewer, and sanitary vent) within all of the existing pipe chases is abnormally rusted. In most of the pipe chases, there is evidence of small leaks. In addition, while test flushing one of the toilets, a large leak happened and the facility staff needed to isolate a portion of the domestic water piping. It appears that the floors of the chases are dirt and do not have any type of vapor barrier. This is likely the source of the moisture that is causing much of the rusting within the chase.
  - xi. The pod security electronics room does not have an independent cooling unit. It is served by the rooftop unit that also serves the offices along the hallway.
- b. Issues and Recommendations **\$444,000**
- i. Several pendant style sprinkler heads located in the day room are located within reach of inmates and will be tampered with. Replace these sprinkler heads (approximately 15) with correctional style heads with a cage to prevent tampering.
  - ii. For safety concerns, it is recommended that the non-correction style shower heads be replaced with the correct correctional style to reduce tampering and reduce ligature points. The new showers will be similar to an Acorn LR1748ADA.
  - iii. While the facility's age will allow it to pass on the ASSE 1070/1016 requirement for anti-scald mixing valves for the single temperature showers, compliance will be required when these fixtures are replaced at the end of their life. Each individual new/remodeled shower will be provided with an ASSE 1070/1016 compliant mixing valve to prevent scalding.
  - iv. Due to the condition and the leaks, large portions of the piping and the valves within the chases needs to be addressed. All of the existing flush valves and fixtures valves will be replaced (Approximately 128). In addition, the existing piping will be checked for leaks and those will be repaired. It is assumed that some portion of the piping will need to be replaced due to rusting.
  - v. It is recommended that the floors of the plumbing chases be sealed to mitigate moisture transfer from the ground to the building. If this moisture transfer is

not stopped, rusting will continue, valves will fail prematurely and eventually all of the piping in the chases will fail and require replacement.

- vi. Updating the security electronics system within the pod security electronics room will add heat load to this space and it will become impossible to maintain the space temperature in this room without adversely affecting the temperature of the other rooms served by the rooftop unit. A new standalone DX cooling unit of approximately 2.5 tons will be provided for this space. The unit will be capable of cooling when the outside temperature is -20°F

## 11. E Pod

### a. Existing Mechanical Systems

- i. The existing mechanical systems are based on multiple natural gas fired commercial style roof top unit with DX cooling. The air distribution ductwork system is very simple with limited temperature control zones. Exhaust from individual cells is accomplished through the plumbing chase with little ductwork. Exhaust ductwork for the showers is accomplished with flexible ductwork. All of the grilles accessible to inmates are maximum security perforated steel style.
- ii. Several of the sub-pod share common plumbing chases (DE & DF, DG & DH, DA & DB, DC & DD) with only the security access panels keeping people from moving from one sub-pod to another.
- iii. The security control station is served by a rooftop unit that also serves the additional office spaces adjacent to the main corridor. Because of that, space temperature control within the security control station is not independent of the rest of the space.
- iv. The security control station does not have a dedicated staff restroom available within the secure space. Instead, staff must exit the space use the restroom located in the main corridor.
- v. The plumbing fixtures within most of the cells are porcelain. A select number of the cells (used for segregation) utilize stainless steel combi-units. These fixtures appear to be in acceptable shape and are still functioning.
- vi. Many of the existing shower heads are not anti-ligature correction style, but are simple commercial grade shower heads. Many of the ADA shower are of the hose and wand style. This is very unusual at a correctional facility as the hose and wand are easily removable and damageable.
- vii. Domestic hot water is generated in the Support Services building and is circulated throughout the pod via a pump. A local thermostatic mixing valve provides ASSE 1017 compliance for the domestic hot water distribution system. Based on the age of the facility, investigation, and the original construction documents available, it is unlikely that the showers meet the more recent ASSE 1070/1016 anti-scald shower requirements.
- viii. The whole building (including the individual cells) is protected with a wet type fire suppression system. The sprinkler heads within the cells are correctional style, the remainder are pendant style.
- ix. Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.
- x. Most of the existing piping (domestic water, sanitary sewer, and sanitary vent) within all of the existing pipe chases is abnormally rusted. In most of the pipe chases, there is evidence of small leaks. In addition, while test flushing one of



the toilets, a large leak happened and the facility staff needed to isolate a portion of the domestic water piping. It appears that the floors of the chases are dirt and do not have any type of vapor barrier. This is likely the source of the moisture that is causing much of the rusting within the chase.

- xii. The pod security electronics room does not have an independent cooling unit. It is served by the rooftop unit that also serves the offices along the hallway.

b. Issues and Recommendations **\$444,000**

- i. Several pendant style sprinkler heads located in the day room are located within reach of inmates and will be tampered with. Replace these sprinkler heads (approximately 15) with correctional style heads with a cage to prevent tampering.
- ii. For safety concerns, it is recommended that the non-correction style shower heads be replaced with the correct correctional style to reduce tampering and reduce ligature points. The new showers will be similar to an Acorn LR1748ADA.
- iii. While the facility's age will allow it to pass on the ASSE 1070/1016 requirement for anti-scald mixing valves for the single temperature showers, compliance will be required when these fixtures are replaced at the end of their life. Each individual new/remodeled shower will be provided with an ASSE 1070/1016 compliant mixing valve to prevent scalding.
- iv. Due to the condition and the leaks, large portions of the piping and the valves within the chases needs to be addressed. All of the existing flush valves and fixtures valves will be replaced (Approximately 128). In addition, the existing piping will be checked for leaks and those will be repaired. It is assumed that some portion of the piping will need to be replaced due to rusting.
- v. It is recommended that the floors of the plumbing chases be sealed to mitigate moisture transfer from the ground to the building. If this moisture transfer is not stopped, rusting will continue, valves will fail prematurely and eventually all of the piping in the chases will fail and require replacement.
- vi. Updating the security electronics system within the pod security electronics room will add heat load to this space and it will become impossible to maintain the space temperature in this room without adversely affecting the temperature of the other rooms served by the rooftop unit. A new standalone DX cooling unit of approximately 2.5 tons will be provided for this space. The unit will be capable of cooling when the outside temperature is -20°F

12. F Pod **\$444,000**

13. Armory

a. Existing Mechanical Systems

- i. The existing mechanical systems are based on a single electric air to air heat pump style roof top unit. The air distribution ductwork system is very simple with limited temperature control zones. This unit was unable to keep up with the heating requirement during design days so a small electric unit heater was added to the space.
- ii. Based on information from the construction documents, the necessary ventilation for the occupants is provided by the existing HVAC system.

- b. Issues and Recommendations
  - i. None

#### 14. Roofs

- a. Existing Mechanical Systems
  - i. All of the gas piping serving the rooftop HVAC units is routed on the roof. It appears that some of the piping is not galvanized or painted and none of it has a label identifying it as gas piping. It is possible, the piping was galvanized or painted at one time, but that the coating has flaked off. Additionally, there are very limited numbers of branch isolation valves on the system. While each piece of equipment has an isolation valve for maintenance, there are a very limited number of places where the larger natural gas piping main branches can be isolated.
  - ii. The existing roof top HVAC units appear to be in acceptable shape. Many of them are at or near the end of their typical lifespans. The facility has started replacing them in batches in the last several years. In 2015 and 2016 approximately 15 units on the Support Services building were replaced with new.
  - iii. Roof access for maintenance is accomplished through one of three roof hatches (A Pod, B Pod or Support Services). The current staff will bring maintenance supplies up the ships ladders at one of these locations. For maintenance jobs requiring more equipment or parts (filter replacement or welding), the facility will often use a lift to get the necessary items to the roof.
- b. Issues and Recommendations **\$46,000**
  - i. The MN Fuel Gas Code requires that gas piping outside of a building be either galvanized or painted with an appropriate corrosion inhibiting paint. The sections of piping that show no remaining galvanization or coating shall be painted and that all sections of the piping be properly labeled.
  - ii. It is recommended, for maintenance purposes, that additional branch isolation valves should be added to the natural gas system to allow sections of the system to be turned off without needing whole buildings to be turned off.

#### 15. Overall Systems and Energy Efficiency

- a. Existing Mechanical Systems
  - i. With most of the heating equipment being natural gas fired rooftop units and non-condensing gas fired unit heaters, the facility is not as energy efficient as it could be.
  - ii. This facility has more individual HVAC units than most other types of facility because it utilizes smaller, low cost, commercial style units rather than larger central station air handlers. The large number of HVAC units compared to other facilities will increase maintenance needs at the facility. Simply changing filters on all of the units will likely be a multi-day affair.
  - iii. These types of systems also provide for much more limited space temperature control as they are not multizone capable. This means that large groups of spaces are controlled by a single space temperature sensor and individual room temperature control is not possible.

- iv. Based on data provide by the facility for 2008 and 2009 (when the facility was fully occupied) the natural gas usage per square foot of building space was on par with MCF Rush City.
- v. For that same time period, the electrical usage per square foot of building space was considerably lower than MCF Rush City.
- vi. Additionally, the water usage per square foot of building space was significantly higher in 2008 than MCF Rush City but far lower in 2009. It is unknown how close to full capacity the Prairie Correctional Facility was in 2008 and 2009.
- vii. There was no evidence of sub-metering for the various systems (electricity, natural gas, domestic water). Without sub metering it is difficult to identify buildings/spaces that are resource hogs.

b. Issues and Recommendations **\$122,000 Metering Only**

- i. Extensive work could be done to improve energy efficiency at the facility. Some of these items could be accomplished with a minimum of expense and other are significantly costlier.
  - 1. Replace all shower heads with low flow shower fixtures (1.5 GPM or less).
  - 2. Replace all lavatories with low flow lavatories (0.75 GPM or less).
  - 3. Replace all rooftop units with new units that have a SEER of 13.0 or higher.
  - 4. Replace all rooftop units with new units with chilled water coils and install a chiller plant, chilled water piping, and circulating pumps.
  - 5. Replace all of the existing non-condensing (80% efficient) gas fired unit heaters with fully condensing (95% efficient) gas fired unit heaters.
  - 6. Replace all of the existing non-condensing (80% efficient) gas fired water heating boilers with fully condensing (95% efficient) gas fired water heating boilers.
- ii. If this facility is purchased by the State of MN it will need to be compliant with the B3/SB2030 metering requirements. Currently there are limited resource meters (electricity, natural gas, domestic water) at the facility. Per the B3/SB2030, each building will require a separate meter for electricity, natural gas, and domestic water. These meters (approximately 10 of each type) need to be added. This will allow the operators to quickly identify spaces using more resources than the average and make changes to reduce resource usage by making improvements or changing operating policies.

# Prairie Correction Facility

## EEA

### Electrical:

#### Preview of Findings

#### *Electrical breakdown:*

1. A Pod
  - a. Existing Electrical Systems
    - i. The existing Electrical system appears to be from the original construction in 1992. In general condition of electrical equipment is good and appears to be well maintained.
    - ii. Cells have one double duplex outlet neat the cell toilet that seems to have been added after original construction because the cell outlets are surface mounted boxes (through wall connection) with surface mounted EMT conduit on one side of the wall. Junction boxes are standard boxes, a surface box with multiple knockouts that can be accessed by an inmate. There does appear to be some tamperproof screws on the cover (not all screws). Conduit couplings have standard screws. Segregation cells have no outlets installed in the cells.
    - iii. Cell lighting is surface wall mounted, fluorescent, tamper proof light fixtures with a fluorescent night light. Light fixtures do not appear to have detention caulking between the fixture and the wall.
    - iv. Cell TV cable is an exposed cable run into the cell from a hole drilled through the cell wall into the plumbing chase. There is an F connector on the end of the cable but no protection of the cable itself.
    - v. Dayrooms have smoke detectors located on the ACT ceiling of the dayroom. Cells do not have a smoke detector installed in them (not a code requirement).
  - b. Issues and Recommendations **\$249,000**
    - i. Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
    - ii. Detention caulking should be added around cell light fixtures.
2. A/B Gym
  - a. Existing Electrical Systems

- i. The existing Electrical system appears to be from the original construction in 1992. In general condition of electrical equipment is good and appears to be well maintained.
      - ii. Lighting is fluorescent fixtures in corridors and metal halide in large volume spaces.
    - b. Issues and Recommendations **\$49,000**
      - i. Lighting in weight room is inadequate, possible because some fixture are out. This rooms lighting is in need of evaluation and improvement. Provide new LED detention grade fixtures in this area
      - ii. Smoke detector coverage in corridors and gyms may not meet current codes and detectors may need to be added. Plan to add about 50 smoke detectors.
3. B Pod
- a. Existing Electrical Systems
    - i. The existing Electrical system appears to be from the original construction in 1992. In general condition of electrical equipment is good and appears to be well maintained.
    - ii. Cells have one double duplex outlet neat the cell toilet that seems to have been added after original construction because the cell outlets are surface mounted boxes (through wall connection) with surface mounted EMT conduit on one side of the wall. Junction boxes are standard boxes, a surface box with multiple knockouts that can be accessed by an inmate. There does appear to be some tamperproof screws on the cover (not all screws). Conduit couplings have standard screws. Segregation cells have no outlets installed in the cells.
    - iii. Cell lighting is surface wall mounted, fluorescent, tamper proof light fixtures with a fluorescent night light. Light fixtures do not appear to have detention caulking between the fixture and the wall.
    - iv. Cell TV cable is an exposed cable run into the cell from a hole drilled through the cell wall into the plumbing chase. There is an F connector on the end of the cable but no protection of the cable itself.
    - v. Dayrooms have smoke detectors located on the ACT ceiling of the dayroom. Cells do not have a smoke detector installed in them (not a code requirement).
  - b. Issues and Recommendations **\$267,000**
    - i. Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
    - ii. Detention caulking should be added around cell light fixtures.
4. Support Services (Medical, Laundry, Food Service, Intake, Administration, Lobby, Visitation, Master Control)
- a. Existing Electrical Systems

- i. The existing Electrical system appears to be from the original construction in 1992. In general condition of electrical equipment is good and appears to be well maintained.
        - ii. Lighting is fluorescent fixtures throughout the spaces, fixtures seem to be in decent condition.
        - iii. Fire alarm system is installed throughout the spaces, coverage maybe adequate but should be reviewed with the State Fire Marshal to confirm compliance.
      - b. Issues and Recommendations **\$ Included w/Architectural Remodel**
        - i. Upgrade electrical in areas indicated to be remodeled, Medical, Laundry, Food Service.
- 5. Maintenance/Wheels of Learning
  - a. Existing Electrical Systems
    - i. The existing Electrical system appears to be from the original construction in 1992. In general condition of electrical equipment is good and appears to be well maintained.
    - ii. Lighting is fluorescent fixtures throughout the spaces, fixtures seem to be in decent condition.
    - iii. Fire alarm system is installed throughout the spaces, coverage maybe adequate but should be reviewed with the State Fire Marshal to confirm compliance.
  - b. Issues and Recommendations
    - i. No issues observed in these areas.
- 6. Woodshop/Warehouse
  - a. Existing Electrical Systems
    - i. The existing Electrical system appears to be from the original construction in 1992. In general condition of electrical equipment is good and appears to be well maintained.
    - ii. Lighting is fluorescent fixtures throughout the spaces, fixtures seem to be in decent condition.
    - iii. Fire alarm system is installed throughout the spaces, coverage maybe adequate but should be reviewed with the State Fire Marshal to confirm compliance.
  - b. Issues and Recommendations
    - i. No issues observed in these areas.
- 7. Jacobs Industry Building
  - a. Existing Electrical Systems
    - i. The existing Electrical system appears to be from the original construction in 1996. In general condition of electrical equipment is good and appears to be well maintained.
    - ii. Lighting is high bay metal halide fixtures, fixtures seem to be in decent condition.
    - iii. There are multiple electrical panels which appear to be in good condition.
  - b. Issues and Recommendations

- i. No issues observed in this area.

## 8. C Pod

### a. Existing Electrical Systems

- i. The existing Electrical system appears to be from the original construction in 1996. In general condition of electrical equipment is good and appears to be well maintained.
- ii. Cells have one flush duplex outlet neat the cell toilet. Most of the coverplates are plastic secured with tamperproof screws, a few have been replaced with stainless steel coverplates. Many of the coverplates are in poor condition.
- iii. There is a flush mounted TV outlet located above the desk coverplates are the same as the receptacle.
- iv. Cell lighting is surface corner mounted, fluorescent, detention light fixture with a fluorescent night light. Light fixtures do not appear to have detention caulking between the fixture and the wall. Light is controlled from a light switch near the door. Same coverplate as the receptacle.
- v. Dayrooms have smoke detectors located in the pockets of the exposed double T ceiling. Not all pockets have a smoke detectors and this has been an issue on some other projects. Cells do not have a smoke detector installed in them (not a code requirement).

### b. Issues and Recommendations **\$249,000**

- i. Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- ii. Detention caulking should be added around cell light fixtures.
- iii. All coverplates for light switch, receptacle, and TV outlet should be replaced with stainless steel.
- iv. Dayroom smoke detector coverage should be verified with the State Fire Marshall for code compliance. Plan to add an additional 40 smoke detectors.

## 9. C Gym

### a. Existing Electrical Systems

- i. The existing Electrical system appears to be from the original construction in 1992. In general condition of electrical equipment is good and appears to be well maintained.
- ii. Lighting is high bay metal halide fixtures which seem to be in good condition.

### b. Issues and Recommendations

- i. No issues observed in this area.

## 10. D Pod

### a. Existing Electrical Systems

- i. The existing Electrical system appears to be from the original construction in 1996. In general condition of electrical equipment is good and appears to be well maintained.
  - ii. Cells have one flush duplex outlet neat the cell toilet. Most of the coverplates are plastic secured with tamperproof screws, a few have been replaced with stainless steel coverplates. Many of the coverplates are in poor condition.
  - iii. There is a flush mounted TV outlet located above the desk coverplates are the same as the receptacle.
  - iv. Cell lighting is surface corner mounted, fluorescent, detention light fixture with a fluorescent night light. Light fixtures do not appear to have detention caulking between the fixture and the wall. Light is controlled from a light switch near the door. Same coverplate as the receptacle.
  - v. Dayrooms have smoke detectors located in the pockets of the exposed double T ceiling. Not all pockets have a smoke detectors and this has been an issue on some other projects. Cells do not have a smoke detector installed in them (not a code requirement).
- b. Issues and Recommendations **\$249,000**
- i. Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
  - ii. Detention caulking should be added around cell light fixtures.
  - iii. All coverplates for light switch, receptacle, and TV outlet should be replaced with stainless steel.
  - iv. Dayroom smoke detector coverage should be verified with the State Fire Marshall for code compliance. Plan to add an additional 40 smoke detectors.

## 11. E Pod

- a. Existing Electrical Systems
  - i. The existing Electrical system appears to be from the original construction in 1996. In general condition of electrical equipment is good and appears to be well maintained.
  - ii. Cells in this unit have a different electrical in each unit. D Unit has the outlet on the toilet wall. E Unit has the receptacle on the toilet wall but with a blank coverplate. F Unit also has the receptacle on the toilet wall with a blank coverplate. All of the coverplates are stainless steel secured with tamperproof screws.
  - iii. Cells in this unit have a different TV outlet setup in each unit. D Units has the TV outlet on the toilet wall. E Unit has a TV outlet on the toilet wall but it is covered with a blank coverplate. F Unit has no TV outlets. All of the coverplates are stainless steel secured with tamperproof screws.
  - iv. Cell lighting is surface corner mounted, fluorescent, detention light fixture with a fluorescent night light. Light fixtures do not appear to have detention caulking



between the fixture and the wall. Light is controlled from a light switch near the door. All of the coverplates are stainless steel secured with tamperproof screws.

- v. Dayrooms have smoke detectors located in the pockets of the exposed double T ceiling. Not all pockets have a smoke detectors and this has been an issue on some other projects. Cells do not have a smoke detector installed in them (not a code requirement).

b. Issues and Recommendations **\$249,000**

- i. Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- ii. Detention caulking should be added around cell light fixtures.
- iii. All coverplates for light switch, receptacle, and TV outlet should be replaced with stainless steel.
- iv. Dayroom smoke detector coverage should be verified with the State Fire Marshall for code compliance. Plan to add an additional 60 smoke detectors.

12. F Pod

a. Existing Electrical Systems

- i. The existing Electrical system appears to be from the original construction in 1996. In general condition of electrical equipment is good and appears to be well maintained.
- ii. Cells have one flush duplex outlet neat the cell toilet. Most of the coverplates are plastic secured with tamperproof screws, a few have been replaced with stainless steel coverplates. Many of the coverplates are in poor condition.
- iii. There is a flush mounted TV outlet located above the desk coverplates are the same as the receptacle.
- iv. Cell lighting is surface corner mounted, fluorescent, detention light fixture with a fluorescent night light. Light fixtures do not appear to have detention caulking between the fixture and the wall. Light is controlled from a light switch near the door. Same coverplate as the receptacle.
- v. Dayrooms have smoke detectors located in the pockets of the exposed double T ceiling. Not all pockets have a smoke detectors and this has been an issue on some other projects. Cells do not have a smoke detector installed in them (not a code requirement).

b. Issues and Recommendations **\$249,000**

- i. Cell outlet density is not consistent with current MN DOC facilities and should be increased. TV outlet cable being exposed in the cell is a security risk and should be remedied. Add two additional outlets, one near each bunk. Run exposed rigid conduit along the cell wall near the ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws. Extend TV outlets to each bunk. Run exposed rigid conduit along the cell wall near the

- ceiling and down to surface outlets with stainless steel coverplates and tamperproof screws.
- ii. Detention caulking should be added around cell light fixtures.
  - iii. All coverplates for light switch, receptacle, and TV outlet should be replaced with stainless steel.
  - iv. Dayroom smoke detector coverage should be verified with the State Fire Marshall for code compliance. Plan to add an additional 40 smoke detectors.

### 13. Electrical Overall Systems

#### a. Existing Electrical Systems

- i. Each phase of construction had an electrical service installed. Service voltage is 277/480 volts and service size appears to be adequate. Main switchboards do not have a large amount of spare breakers but there is room for an additional switchboard section to be added.
- ii. There are three generators currently installed, each generator feeds a different area of the facility with no redundancy or overlap. Not all the facility is backed up by the generators.
- iii. Generators provide power to heating and ventilation system, cell lights, building emergency lights, and security systems. We were told by staff that in the event of an outage, they returned inmates to their dayrooms for the duration of the outage. They were not locked in their cells.
- iv. Generator 001 is a 655 KW unit with a 480 gallon fuel tank, Generator 002 is a 500 KW generator with a 600 gallon fuel tank, and generator 003 is a 230 KW generator with a 300 gallon fuel tank. All generators are 480 volts and feed automatic transfer switches located in the electrical service rooms inside the facility.
- v. Fire alarm system is by Simplex 4100 panels located throughout the facility. They appear to be of the vintage of the building construction. System is reported to be serviced and tested every year by Simplex and is operational. Other MN DOC facilities with Simplex systems are seeing that panels are nearing end of service life.

#### b. Issues and Recommendations **\$4,495,000**

- i. Consideration for 100% power backup for the entire facility should be considered, most MN DOC facilities have 100% backup or it is being planned for. Plan for adding two 1200 KW diesel generator in a weatherproof enclosure, generator shall have a subbase fuel tank with 48 hours capacity at full load. Install a 2500 amp weather proof, service entrance rated, automatic transfer switch at each service transformer (two locations)
- ii. Actual load on each generator is unknown, but there is a concern that the amount of fuel stored onsite is below MN DOC standards for a facility, especially given its remote location. Assuming a load of 50% (best case scenario) run time for generator 001 would be approximately 19 hours, generator 002 would be 31 hours, and generator 003 would be 44 hours. We would recommend a minimum of 48 hours and possibly larger given the remote location. Item i. will address this issue.
- iii. Review fire alarm panels and determined if these panels are approaching the end of their service life and if so they should be upgraded. Typically, this can be

a panel replacement with the existing devices are compatible with the new panels. Plan for the replacement of 10 existing fire alarm panels.

- iv. Consider cleaning and relamping of all light fixtures as well as replacing any broken or damaged lenses and replacing any missing screws.
- v. Plan for the installation of a facility wide metering system by Emon, similar to all other MN DOC facilities. Provide a meter in each electrical panel and switchboard, all meters to be connected to the facilities network.

# Prairie Correction Facility

## EEA

### Electronic Security:

Preview of Findings

*Electronic Security breakdown:*

1. A Pod
  - a. Existing Electronic Security Systems
    - i. The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seem to be operational.
    - ii. No cells were noted to have cameras installed.
    - iii. Dayrooms have 2 or 3 cameras installed, but coverage is not consistent with other MN Correctional facilities.
    - iv. Cells have a door release pushbutton in the cell. Button can be disabled from the touch screen.
    - v. Door control for the unit is from two 17" touch screen stations in the upper level control room. There is two 9" CRT video monitors located adjacent to each touch screen station. Touch screen stations are located at a point of the control room to provide visual of two of the dayrooms. Each touch screen station can control all dayrooms and can back each other up. Touch screen have no camera control or callup.
    - vi. Touchscreen operation of one of the stations is no longer operational.
  - b. Issues and Recommendations **\$501,000**
    - i. Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 40 cameras in this unit.
    - ii. Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two touch screen stations and adding 5 additional touch screen stations in this unit. Replace 4 CCTV monitors with 12 new viewing stations.
    - iii. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distances too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 15 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

## 2. A/B Gym

### a. Existing Electronic Security Systems

- i. The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seem to be in good working order.
- ii. Camera coverage in Gym, weight room, game room and barber shop is only a couple of cameras per room and is not consistent with other MN Correctional facilities.

### b. Issues and Recommendations **\$307,000**

- i. Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 40 cameras in this unit.
- ii. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distances too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 10 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

## 3. B Pod

### a. Existing Electronic Security Systems

- i. The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seem to be in good working order.
- ii. No cells were noted to have cameras installed.
- iii. Dayrooms have 2 or 3 cameras installed, but coverage is not consistent with other MN Correctional facilities.
- iv. Cells have a door release pushbutton in the cell. Button can be disabled from the touch screen.
- v. Door control for the unit is from two 17" touch screen stations in the upper level control room. There is two 9" CRT video monitors located adjacent to each touch screen station. Touch screen stations are located at a point of the control room to provide visual of two of the dayrooms. Each touch screen station can control all dayrooms and can back each other up. Touch screen have no camera control or callup.

### b. Issues and Recommendations **\$516,000**

- i. Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 40 cameras in this unit.
- ii. Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two touch screen stations and adding 6 additional touch screen stations in this unit. Replace 4 CCTV monitors with 12 new viewing stations.
- iii. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All

cameras homerun back to the equipment rooms near master control. This distances too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 15 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

4. Support Services (Medical, Laundry, Food Service, Intake, Administration, Lobby, Visitation, Master Control)
  - a. Existing Electronic Security Systems
    - i. The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seem to be operational.
    - ii. Many areas have minimal camera coverage, Camera coverage is not consistent with other MN Correctional facilities.
    - iii. Medical unit does not have any duress buttons installed in any areas with staff and inmate contact.
    - iv. Medical cells have a visual nurse call system with a light over the cell door, but no remote annunciation station at the nurse's station.
    - v. Pharmacy has no electronic security provisions or control of any doors.
    - vi. Master Control has one main touch screen station with 4 monitors, one backup touch screen station, one graphic computer for fence alarms, 8 additional monitors for viewing cameras. Room has a single door off a main corridor and no sallyport at the entrance.
  - b. Issues and Recommendations **\$1,070,000**
    - i. Camera coverage in this area is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this area. Plan for adding 110 cameras in this unit.
    - ii. Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment.
    - iii. More monitors should be considered for Master Control. Plan on replacing two touch screen stations. Replace 12 CCTV monitors with 20 new viewing stations.
    - iv. A more secure entrance to this room should be considered.
    - v. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. Plan to replace 20 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate.
5. Maintenance/Wheels of Learning
  - a. Existing Electronic Security Systems
    - i. The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seem to be operational.
    - ii. Many areas have minimal camera coverage, Camera coverage is not consistent with other MN Correctional facilities.

- b. Issues and Recommendations **\$465,000**
  - i. Camera coverage in this area is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this area. Plan for adding 60 cameras in this unit.
  - ii. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. Plan to replace 20 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate.
  
- 6. Woodshop/Warehouse
  - a. Existing Electronic Security Systems
    - i. The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seem to be operational.
    - ii. Many areas have minimal camera coverage, Camera coverage is not consistent with other MN Correctional facilities.
  
  - b. Issues and Recommendations **\$307,000**
    - i. Camera coverage in this area is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this area. Plan for adding 40 cameras in this unit.
    - ii. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distances too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 10 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.
  
- 7. Jacobs Industry Building
  - a. Existing Electronic Security Systems
    - i. The existing Electronic Security systems appear to have been installed in the security upgrade in 1996 and seem to be operational.
    - ii. Many areas have minimal camera coverage, Camera coverage is not consistent with other MN Correctional facilities.
  
  - b. Issues and Recommendations **\$329,000**
    - i. Camera coverage in this area is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this area. Plan for adding 40 cameras in this unit.
  
- 8. C Pod
  - a. Existing Electronic Security Systems

- i. The existing Electronic Security systems appear to have been installed in the original construction in 1996. Door control system was operable, most cameras have been powered down and could not be verified in their operation.
- ii. No cells were noted to have cameras installed.
- iii. Dayrooms have 1 or 2 cameras installed, but coverage is not consistent with other MN Correctional facilities.
- iv. Cells have no door release pushbutton in the cell.
- v. Door control for the unit is from a graphic control panel at the staff station.
- vi. No video monitors are installed in control stations.

b. Issues and Recommendations **\$593,000**

- i. Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 50 cameras in this unit.
- ii. Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two graphic panels with two touch screen stations and adding 6 additional touch screen stations in this unit.
- iii. Install video viewing stations at staff stations. Add 10 new viewing stations.
- iv. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distances too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 20 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

9. C Gym

a. Existing Electronic Security Systems

- i. The existing Electronic Security system appears to be from the original construction in 1996. In general condition of Electronic Security equipment is good and appears to be well maintained.
- ii. The Gym has minimal camera coverage, Camera coverage is not consistent with other MN Correctional facilities.

b. Issues and Recommendations **\$202,000**

- i. Camera coverage in this area is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this area. Plan for adding 20 cameras in this unit.
- ii. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distances too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 10 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and



run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

#### 10. D Pod

- a. Existing Electronic Security Systems
  - i. The existing Electronic Security systems appear to have been installed in the original construction in 1996. Door control system was operable, most cameras have been powered down and could not be verified in their operation.
  - ii. No cells were noted to have cameras installed.
  - iii. Dayrooms have 1 or 2 cameras installed, but coverage is not consistent with other MN Correctional facilities.
  - iv. Cells have no door release pushbutton in the cell.
  - v. Door control for the unit is from a graphic control panel at the staff station.
  - vi. No video monitors are installed in control stations.
  
- b. Issues and Recommendations **\$788,000**
  - i. Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 80 cameras in this unit.
  - ii. Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two graphic panels with two touch screen stations and adding 9 additional touch screen stations in this unit.
  - iii. Install video viewing stations at staff stations. Add 14 new viewing stations.
  - iv. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distances too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 35 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

#### 11. E Pod

- a. Existing Electronic Security Systems
  - i. The existing Electronic Security systems appear to have been installed in the original construction in 1996. Door control system was operable, most cameras have been powered down and could not be verified in their operation.
  - ii. No cells were noted to have cameras installed.
  - iii. Dayrooms have 1 or 2 cameras installed, but coverage is not consistent with other MN Correctional facilities.
  - iv. Cells have no door release pushbutton in the cell.
  - v. Door control for the unit is from a graphic control panel at the staff station.
  - vi. No video monitors are installed in control stations.
  
- b. Issues and Recommendations **\$583,000**

- i. Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 50 cameras in this unit.
- ii. Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two graphic panels with two touch screen stations and adding 6 additional touch screen stations in this unit.
- iii. Install video viewing stations at staff stations. Add 10 new viewing stations.
- iv. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distances too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 20 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

## 12. F Pod

- a. Existing Electronic Security Systems
  - i. The existing Electronic Security systems appear to have been installed in the original construction in 1996. Door control system was operable, most cameras have been powered down and could not be verified in their operation.
  - ii. No cells were noted to have cameras installed.
  - iii. Dayrooms have 1 or 2 cameras installed, but coverage is not consistent with other MN Correctional facilities.
  - iv. Cells have no door release pushbutton in the cell.
  - v. Door control for the unit is from a graphic control panel at the staff station.
  - vi. No video monitors are installed in control stations.
- b. Issues and Recommendations **\$593,000**
  - i. Camera coverage in this unit is not adequate and is not consistent with current MN DOC standards, nor with PREA requirements. Additional cameras will need to be added throughout this unit. Plan for adding 50 cameras in this unit.
  - ii. Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan on replacing two graphic panels with two touch screen stations and adding 6 additional touch screen stations in this unit.
  - iii. Install video viewing stations at staff stations. Add 10 new viewing stations.
  - iv. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. All cameras homerun back to the equipment rooms near master control. This distances too long for IP cameras, however, there is a security room in the unit that can be used to terminate camera wiring and fiber can be used to connect back to the main electronics rooms. Plan to replace 20 existing analog cameras with new IP cameras, include replacing existing wiring with category 6 cable and run to Pod Security room and terminate. Run 24 strands of single mode fiber optic cable from the equipment room to the facility video room.

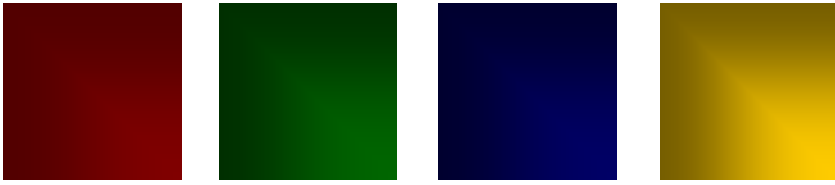
### 13. Security Systems

#### a. Existing Electronic Security Systems

- i. The existing Electronic Security systems appear to have been installed in the security upgrade in 1996. Door control system was operable, most cameras have been powered down and could not be verified in their operation.
- ii. Facility has a Pelco 9770 matrix switcher and Pelco DX 8000 Series digital video recording system.
- iii. The existing fence system is a non-lethal stun fence and is reported to be operational.
- iv. There is no Jpay or similar type system installed in this facility.

#### b. Issues and Recommendations **\$2,330,000 + \$1,986,000 for Radio System = \$4,316,000**

- i. Given the facility has been closed for 7 years, all touch screen stations and camera monitors should be replaced with current technology equipment. Plan for the replacement of the entire security system, more detail given in each area above.
- ii. No MN DOC facility has a non-lethal stun fence, past security perimeter projects have recommended against this type of a system. If this system is maintained it should have a complete review and maintenance performed on it. Plan to remove the stun fence and replace this fence with a FPS 'shaker' system on the existing inner fence. Also plan to replace 20 existing site cameras and add an additional 100 site cameras. All cameras are to be fed with fiber optic cables for the camera signal and copper power wires. Plan to replace all existing wiring.
- iii. Due to the age of the system, there is concern about the matrix and DVR systems, they should be considered for replacement. Consider installing Genetec Omnicast or Security Center to be compatible with all other facilities in the MN DOC system. Plan for the replacement of the entire system.
- iv. Given the age of the cameras (all are analog cameras) and the fact that many are powered down, consideration should be given to replacing all cameras. Plan for replacement, camera counts are noted in the above items.
- v. Plan for the complete replacement of the existing radio system with a new 800 MHz radio system, similar to all other MN DOC facilities.
- vi. It is noted that in some common areas, existing intercom stations are too high to comply with ADA. These intercom stations will need to be lowered. Plan for lowering 200 existing intercom stations.



**100% Final Report (Abridged) For**  
**Minnesota Department of**  
**Administration – Prairie**  
**Correctional Facility**

**Facility Condition Assessment**



**FEA Project # R05.2017.001111**  
**January 3, 2018**

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January 3, 2018

Minnesota Department of Administration  
Real Estate and Construction Services  
50 Sherburne Ave, Ste 309  
St. Paul, MN 55155

**ATTENTION: Mr. Glen Heino, RA  
Senior Project Manager**

**SUBJECT: Facility Condition Assessment at Prairie Correctional Facility  
445 S Munsterman St  
Appleton, MN 56208  
FEA Project # R05.2017.001111  
RECS Project No. 78AP0001**

Mr. Heino,

Facility Engineering Associates, P.C. (FEA) appreciates the opportunity to provide this 100% final report of the Facility Condition Assessment (FCA) for the Prairie Correctional Facility (PCF) located in Appleton, Minnesota. Our services have been provided in accordance with our contract with the State of Minnesota, SWIFT #133889 and the scope of services defined therein.

A 50% draft of this report was previously submitted on December 1, 2017, and a 99% draft was submitted on December 15, 2017. Comments have been received and incorporated into this version. This final report documents our findings and scoring methodology for this FCA process. Both a full and abridged version of this report have been provided. This abridged version has limited sample backup information provided in Appendices B, C and F. Further back-up materials, including the full version of this report, are available on the current link noted on the RECS cover letter. In summary, this report includes:

- ✓ Executive summary defining the FCA process and providing significant findings for the FCA
- ✓ Sample of scoresheets used to evaluate individual buildings
- ✓ Environmental assessment narrative report
- ✓ Pavement and fencing assessment narrative report
- ✓ Capital expenditure table showing projected projects over 15 years with opinions of costs

We appreciate the opportunity to provide these FCA services. Please contact us if you have any questions about the report and if we can provide any further assistance.

Respectfully,

**FACILITY ENGINEERING ASSOCIATES, P.C.**

A handwritten signature in blue ink, appearing to read "Brian T. Isleib".

Brian T. Isleib, PE (CO), SE (IL)  
Senior Engineer

A handwritten signature in blue ink, appearing to read "William W. Small".

William W. Small, PE (VA), PMP  
Principal



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## Executive Summary

The Prairie Correction Facility in Appleton, Minnesota was originally built as a medium-security adult male prison in 1992. The facility was expanded multiple times over the following years to its current capacity of about 1,660 beds. Corrections Corporation of America purchased the facility in 1997, and later closed it in 2010. CoreCivic now owns and manages the complex and maintains it in a “mothballed” state. The Minnesota Legislature requested a study to consider opening and operating the facility. In order to support its decision, the State of Minnesota (the State) retained Facility Engineering Associates, P.C. (FEA) to perform a facility condition assessment of the complex. The State also retained other consultants to provide other concurrent planning assessments.

The assessment of the Prairie Correctional Facility was separated into 17 buildings at the complex. As required, FEA completed its assessment based on the State of Minnesota Archibus system standards. Detailed system scores and notes were provided within the score sheets for each building (sample shown in Appendix B). As of the time of this report, the data could not be directly loaded into the Archibus system, so FEA used available information of the system to provide estimated Current Replacement Values (CRV) and Facility Condition Indexes (FCI).

FEA recommended several projects to address deferred maintenance and component renewal needs identified for these facilities. A 15-year study period was used to summarize the results of this assessment. Using models based on the CRVs and estimated useful lives within the Archibus system, FEA also modeled additional generic projects for system replacements over the study period. A summary of the recommended projects is as follows:

- **Immediate Needs (Years 0-1):** Retro-commissioning for all major HVAC and electrical systems. Plumbing repairs (primarily valve replacements) throughout the facilities. Roofs on the A Pod, B Pod, Horticulture Tool Shed, and Guard Tower. Repairs, replacement, and refinishing of interior and exterior finishes throughout the facilities. Replacement of several rooftop HVAC units were identified. Indoor air quality sampling and mold remediation. Full replacement of all asphalt pavements. Check functionality of security features and fencing.
- **Near Term Needs (Years 2-5):** Planned replacement and refinishing of interior and exterior finishes. Anticipated replacements of HVAC units were identified. Roofs on D Pod and A/B Gym are anticipated for replacement. Lighting upgrades for several facilities were recommended.
- **Mid Term Needs (Years 6-10):** Planned replacement and refinishing of interior and exterior finishes. Anticipated replacements of HVAC units were identified. Replacement of main kitchen equipment and appliances in the Support Services building. Roof on Jacobs Building Guard Shack.
- **Long Term Needs (Years 11-15):** Planned replacement and refinishing of interior and exterior finishes. Anticipated replacements of HVAC units were identified. Replacement of windows in several facilities.



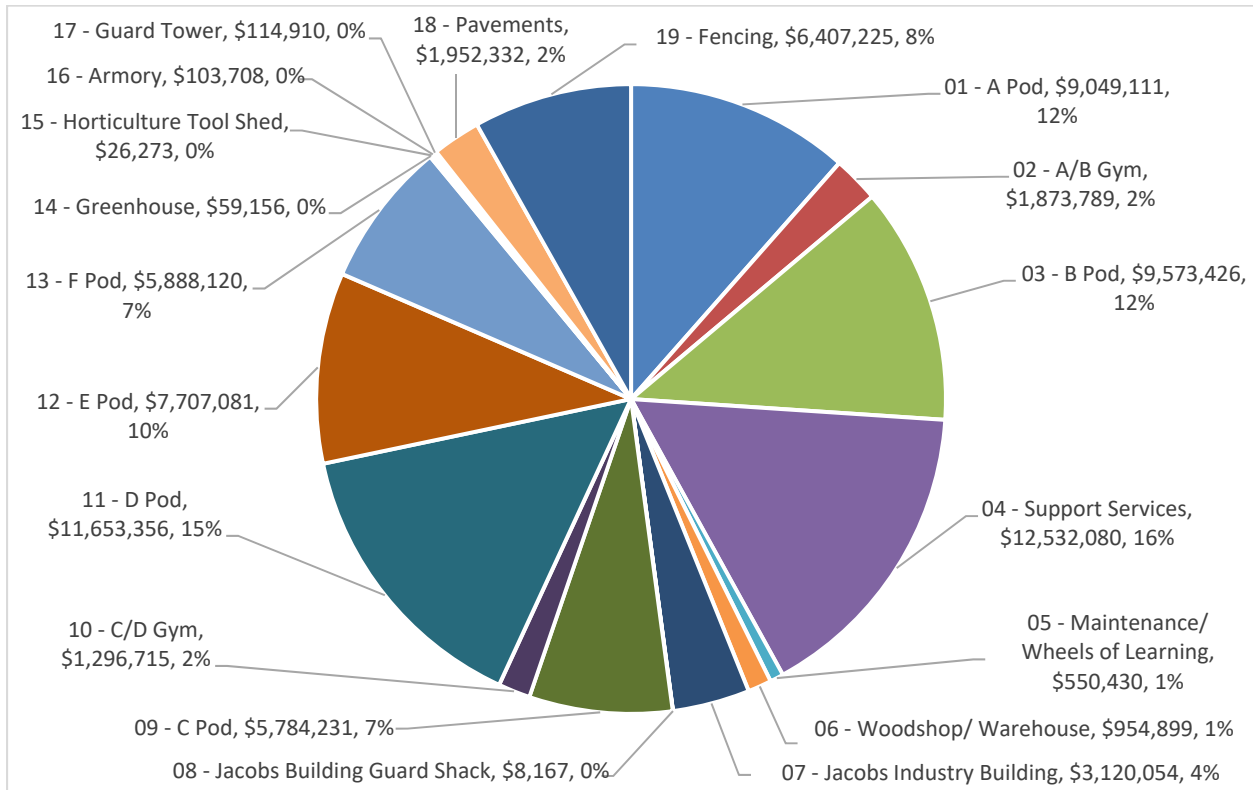
Opinions of cost are itemized in the Capital Expenditure Table provided in Appendix A. A summary of the Capital Expenditure Table is provided below in Table 1. The summary shows total costs for each building over the immediate term (years 0-1), near-term (years 2-5), mid-term (years 6-10), and long-term (years 11-15).

**Table 1 – Summary of Capital Expenditures of 15 Years**

Facility	Total Capital Expenditures Years 0-15	Immediate Year 0-1	Near Term Year 2-5	Mid Term Years 6-10	Long Term Years 11-15
		●	●	●	●
01 - A Pod	\$9,049,111	\$1,013,802	\$867,248	\$4,734,994	\$2,433,067
02 - A/B Gym	\$1,873,789	\$48,443	\$1,088,870	\$380,271	\$356,204
03 - B Pod	\$9,573,426	\$994,206	\$863,516	\$4,647,062	\$3,068,641
04 - Support Serv.	\$12,532,080	\$1,761,581	\$1,456,286	\$6,113,323	\$3,200,890
05 - Maintenance	\$550,430	\$14,569	\$25,891	\$132,397	\$377,574
06 - Woodshop	\$954,899	\$121,690	\$175,845	\$398,851	\$258,513
07 - Jacobs Ind.	\$3,120,054	\$298,609	\$47,367	\$1,282,373	\$1,491,705
08 - Guard Shack	\$8,167	\$445	\$696	\$6,582	\$445
09 - C Pod	\$5,784,231	\$411,013	\$1,449,533	\$2,375,079	\$1,548,606
10 - C/D Gym	\$1,296,715	\$60,733	\$238,713	\$768,584	\$228,685
11 - D Pod	\$11,653,356	\$729,483	\$3,909,060	\$4,800,780	\$2,214,033
12 - E Pod	\$7,707,081	\$644,173	\$759,091	\$3,893,503	\$2,410,314
13 - F Pod	\$5,888,120	\$626,889	\$1,465,203	\$1,944,158	\$1,851,869
14 - Greenhouse	\$59,156	\$10,711	\$5,090	\$43,355	\$0
15 - Horticulture	\$26,273	\$5,541	\$3,652	\$878	\$16,202
16 - Armory	\$103,708	\$16,668	\$21,962	\$25,611	\$39,467
17 - Guard Tower	\$114,910	\$57,230	\$7,125	\$35,060	\$15,495
18 - Pavements	\$1,952,332	\$1,952,332	\$0	\$0	\$0
19 - Fencing	\$6,407,225	\$7,532	\$0	\$0	\$6,399,693
20 - Environmental	\$40,716	\$40,716	\$0	\$0	\$0
<b>Total</b>	<b>\$78,695,780</b>	<b>\$8,816,366</b>	<b>\$12,385,147</b>	<b>\$31,582,863</b>	<b>\$25,911,413</b>



The chart below visualizes the breakdown of the total capital expenditures over the study period for each building.



**Fig. 1 – Total Capital Expenditures by Facility**



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## Scope of Services

Facility Engineering Associates, P.C. (FEA) has completed a facility condition assessment of the Prairie Correctional Facility in accordance with the requirements of the authorized scope of services. The scope of services included on-site evaluation of the facilities. FEA completed scoresheets using the criteria contained within the State's Building Systems Condition Reference Guide. FEA provided general information within the scoresheet notes to document the type of components or elements that make a system within the building and to describe the basis for the score. For all components scoring a 1-Failing or Critical or 2-Poor, FEA provided digital photographs, as well as provided general comments on the potential remedy for the issue to be considered. Based on the findings of the assessment and the data captured within the scoresheets, FEA then created a Capital Expenditures Table with opinions of costs.

The facility compound included several interconnected and free-standing buildings, most of which were enclosed on secure grounds by security fencing. For the purposes of this assessment, the facilities were separated into the following areas:

1. A Pod
2. A/B Gym
3. B Pod
4. Support Services
5. Maintenance/Wheels of Learning
6. Woodshop/Warehouse
7. Jacobs Industry Building
8. Jacobs Building Guard Shack
9. C Pod
10. C/D Gym
11. D Pod
12. E Pod
13. F Pod
14. Greenhouse
15. Horticulture Tool Shed
16. Armory
17. Guard Tower
18. Pavements (no score sheet)
19. Fencing (included in Support Services and Jacobs Industry Building score sheets)

The assessments were completed by Mr. Conrad Kelso, PE (CA) and Mr. Andrew Privett between November 13-17, 2017. These assessors were assisted by various personnel from CoreCivic who provided access to building areas and provided information regarding the building history, issues, and operations.

A separate environmental report was also performed by Integrated Environmental Solutions, Inc, who was a subconsultant to FEA.



## Assessment Methodology

FEA’s assessment for Prairie Correction Facility was based on the State of Minnesota’s Archibus system standards. The Archibus system utilizes a system level approach to complete facility condition assessments, which relies on cost models based on building type, design and construction of the building, and simplified use. The assessment then utilizes a 5-digit scoring system to allocate the system costs based on ranking the observed condition, age, “health”, and performance of building systems. Unlike other more detailed assessment methods, the system level approach does not individually score each component that creates a sub-system within a building or consider the specific individual part/component condition within the building envelope. Instead, the assessor considers all of the individual components and parts observed and develops one score for the system and only identifies low performing or failing elements of the sub-system. The assessment calculates an estimate of cost to correct “system deficiencies” identified by the system score. The assessor’s identification of poor or failing parts within the sub-system provides a component level assessment of issues that normally need to be addressed in a more immediate time frame.

The primary facility condition indicators produced by a system level approach are the Current Replacement Value (CRV) and Facility Condition Index (FCI). At the time of this report, the data collected during the assessment could not be uploaded directly into the Archibus system. However, FEA used its understanding of the calculations within the Archibus system to generate estimated CRV and FCI values. These values are tabulated in Table 2.

**Table 2 – Calculated CRVs and FCIs**

Facility	CRV	FCI
01 - A Pod	\$20,734,649	0.177
02 - A/B Gym	\$4,501,363	0.173
03 - B Pod	\$20,437,312	0.177
04 - Support Services	\$30,044,266	0.190
05 - Maintenance/ Wheels of Learning	\$1,166,992	0.149
06 - Woodshop/ Warehouse	\$2,099,565	0.172
07 - Jacobs Industry Building	\$14,373,990	0.214
08 - Jacobs Building Guard Shack	\$14,316	0.124
09 - C Pod	\$16,159,627	0.128
10 - C/D Gym	\$3,206,141	0.112
11 - D Pod	\$29,334,816	0.141
12 - E Pod	\$16,199,564	0.117
13 - F Pod	\$15,760,094	0.135
14 - Greenhouse	\$125,788	0.197
15 - Horticulture Tool Shed	\$44,629	0.140
16 - Armory	\$285,544	0.065
17 - Guard Tower	\$114,922	0.080
<b>Total</b>	<b>\$174,603,576</b>	<b>0.161</b>



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In order to supplement this information and to aid the State in its understanding of the anticipated future capital maintenance projects at these facilities, FEA also generated a Capital Expenditures Table with opinions of costs for projects recommended for each building. FEA compiled a list of recommended projects that we have identified to occur within various time frames over the next 15 years. While the majority of these projects are identified on the score sheets, some of the projects in these lists include work for recommissioning the facility to bring it back into operational status, which may not be captured by the traditional FCA score sheets. Additionally, we have used the system based assessment methodology used within the Archibus system to calculate generic system replacement projects for each facility. Opinions of costs for all of the identified projects are included in the Capital Expenditures Table. To the extent possible, FEA has used the system CRVs calculated from Archibus data to generate the opinions of costs. Where system CRVs were used, the costs were increased to account for the additional expenses that go along with system replacements (demolition, disposal, and protection of surrounding finishes) as opposed to new construction costs which the CRVs are based on. The increases were between 5-35% and were determined separately for each individual system. Costs are provided in 2017 dollars.

Note that the costs shown on the Capital Expenditures Table include unfactored and factored costs. The unfactored costs are based on bare costs from RS Means. The unfactored costs are then multiplied by several markup factors to generate the factored costs. FEA has used three markup factors based on our understanding of factors used within the Archibus system. The following markup factors are applied to generate the factored costs:

- **Historic Factor – 1.000.** Based on non-historic nature of the facility.
- **Location/Proximity Factor – 1.080.** Based on the facility location within Swift County.
- **Soft Cost Factor – 1.885.** Includes design fees, contractor overhead and profit, bonds/permits, testing, contingency, construction management and project management, and general conditions for prisons and secure facilities.

The facility condition assessment was visual in nature and was not intended to be destructive to the facilities in order to gain access to hidden conditions. We documented the type and extent of visually apparent defects in the systems in order to perform the condition assessment. This assessment did not remove finished construction to identify conditions concealed by interior finishes, exterior finishes, or within any enclosed construction or equipment. FEA endeavored to access and view representative facility conditions in areas included in the scope of review, but may not have had the opportunity to view all areas of the facility. Our reported observations and findings could vary from conditions in other areas we did not observe during this review.

The environmental survey was also limited to visual observation of accessible spaces of the site. It should be noted that it is possible that mold may be present in ductwork, above ceilings, or behind walls. Although a reasonable attempt was made to identify suspect mold in the areas identified, the inspection techniques used are inherently limited in the sense that only full demolition procedures will reveal all building materials of a structure and therefore all areas of potential fungal growth.



# Appendix A: Capital Expenditures Table

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate		Near Term					Mid Term					Long Term					
<b>01 - A Pod</b>																									
1. Clean/check/repair all toilets, sinks, showers and associated shower heads	NA	0 yrs.	\$47,583	LS	1	\$47,583	\$96,869	\$96,869																\$96,869	
2. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	50119	\$25,060	\$51,016	\$51,016																	\$51,016
3. Carry out potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
4. Replace Roof	15 yrs.	0 yrs.	\$364,874	LS	1	\$364,874	\$742,810	\$742,810																	\$742,810
5. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$6,334	LS	1	\$6,334	\$12,895	\$12,895																	\$12,895
6. Repair steel frame windows (grind to bare metal and repaint), replace select frames as needed	30 yrs.	0 yrs.	\$49,137	LS	1	\$49,137	\$100,032	\$100,032																	\$100,032
7. Repair cracks on interiors	NA	0 yrs.	\$10	LF	200	\$2,000	\$4,072	\$4,072																	\$4,072
8. Repair CMU spalls on interiors	NA	0 yrs.	\$15	SF	100	\$1,500	\$3,054	\$3,054																	\$3,054
9. Repaint exterior	6 yrs.	4 yrs.	\$61,482	LS	1	\$61,482	\$125,165					\$125,165						\$125,165							\$250,330
10. Reseal all concrete floors	6 yrs.	4 yrs.	\$1.15	SF	45107	\$51,873	\$105,603					\$105,603						\$105,603							\$211,206
11. Check/replace electrical distribution panels (as needed)	40 yrs.	14 yrs.	\$28,621	LS	1	\$28,621	\$58,266															\$58,266			\$58,266
B20 Exterior Enclosure															\$1,818,770			\$149,617							\$1,968,387
C10 Interior Construction																							\$333,850		\$333,850
C30 Interior Finishes										\$636,480					\$1,005,502			\$636,480							\$2,278,462
D30 HVAC																							\$2,040,951		\$2,040,951
D50 Electrical														\$644,775											\$644,775
E20 Furnishings															\$249,082										\$249,082
<b>A Pod Totals:</b>								<b>\$1,013,802</b>			<b>\$867,248</b>				<b>\$4,734,994</b>										<b>\$9,049,111</b>

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate			Near Term					Mid Term					Long Term				
<b>02 - A/B Gym</b>																									
1. Reseal all concrete floors	6 yrs.	0 yrs.	\$1.15	SF	10325	\$11,874	\$24,173	\$24,173						\$24,173										\$48,346	
2. Replace VCT in office area corridors	20 yrs.	0 yrs.	\$2,266	LS	1	\$2,266	\$4,614	\$4,614																\$4,614	
3. Clean/check/repair all toilets, sinks, showers and associated shower heads	NA	0 yrs.	\$430	LS	3	\$1,290	\$2,626	\$2,626																\$2,626	
4. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	13730	\$6,865	\$13,976	\$13,976																\$13,976	
5. Carry out potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																\$3,054	
6. Replace Roof	15 yrs.	3 yrs.	\$141,863	LS	1	\$141,863	\$288,806				\$288,806													\$288,806	
7. Repaint exterior	6 yrs.	5 yrs.	\$33,686	LS	1	\$33,686	\$68,577						\$68,577					\$68,577						\$137,154	
8. Replace natural gas fired heating units	3 yrs.	5 yrs.	\$91,184	Ea	1	\$91,184	\$185,633						\$185,633											\$185,633	
9. Replace Packaged Rooftop Unit	30 yrs.	12 yrs.	\$91,184	Ea	1	\$91,184	\$185,633												\$185,633					\$185,633	
B20 Exterior Enclosure										\$40,987														\$40,987	
C10 Interior Construction																							\$76,475	\$76,475	
C30 Interior Finishes										\$172,127			\$332,740				\$172,127							\$676,994	
D30 HVAC																			\$25,520					\$25,520	
D50 Electrical														\$176,635										\$176,635	
E10 Equipment																		\$7,336						\$7,336	
<b>A/B Gym Totals:</b>								<b>\$48,443</b>		<b>\$1,088,870</b>					<b>\$380,271</b>					<b>\$356,204</b>					<b>\$1,873,789</b>
<b>03 - B Pod</b>																									
1. Clean/check/repair all toilets, sinks, showers and associated shower heads	NA	0 yrs.	\$46,808	LS	1	\$46,808	\$95,291	\$95,291																\$95,291	
2. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	49303	\$24,652	\$50,186	\$50,186																\$50,186	
3. Carry out potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																\$3,054	
4. Replace Roof	15 yrs.	0 yrs.	\$356,334	LS	1	\$356,334	\$725,424	\$725,424															\$725,424	\$1,450,848	
5. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$6,231	LS	1	\$6,231	\$12,686	\$12,686																\$12,686	
6. Repair steel frame windows (grind to bare metal and repaint), replace select frames as needed	NA	0 yrs.	\$48,337	LS	1	\$48,337	\$98,404	\$98,404																\$98,404	
7. Repair cracks on interiors	NA	0 yrs.	\$10	LF	300	\$3,000	\$6,107	\$6,107																\$6,107	
8. Repair CMU spalls on interiors	NA	0 yrs.	\$15	SF	100	\$1,500	\$3,054	\$3,054																\$3,054	
9. Repaint exterior	6 yrs.	4 yrs.	\$60,481	LS	1	\$60,481	\$123,127					\$123,127					\$123,127							\$246,254	
7. Reseal all concrete floors	6 yrs.	4 yrs.	\$1.15	SF	48810	\$56,131	\$114,272					\$114,272					\$114,272							\$228,544	
10. Check/replace electrical distribution panels (as needed)	40 yrs.	14 yrs.	\$28,155	LS	1	\$28,155	\$57,317														\$57,317			\$57,317	
B20 Exterior Enclosure														\$1,789,158			\$147,181							\$1,936,340	
C10 Interior Construction																	\$50,236					\$278,178		\$328,414	
C30 Interior Finishes									\$626,117					\$913,612			\$626,117							\$2,165,847	
D30 HVAC																		\$2,007,722						\$2,007,722	
D50 Electrical														\$634,277										\$634,277	
E20 Furnishings														\$249,082										\$249,082	
<b>B Pod Totals:</b>								<b>\$994,206</b>		<b>\$863,516</b>					<b>\$4,647,062</b>					<b>\$3,068,641</b>					<b>\$9,573,426</b>

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate		Near Term			Mid Term			Long Term									
<b>04 - Support Services</b>																									
1. Clean/check/repair all toilets, sinks, showers and associated shower heads	NA	0 yrs.	\$59,027	LS	1	\$59,027	\$120,166	\$120,166																\$120,166	
2. Carry out potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
3. Replace exterior elastomeric sealants at visitor's center and main entrance	18 yrs.	0 yrs.	\$10	LF	160	\$1,600	\$3,257	\$3,257																	\$3,257
4. Replace sealant at aluminum windows	15 yrs.	0 yrs.	\$10	LF	50	\$500	\$1,018	\$1,018																\$1,018	\$2,036
5. Replace VCT in hallways and medical clinic	20 yrs.	0 yrs.	\$35,002	LS	1	\$35,002	\$71,257	\$71,257																	\$71,257
6. Repaint interiors where required	6 yrs.	0 yrs.	\$15,513	LS	1	\$15,513	\$31,582	\$31,582					\$31,582												\$63,164
7. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	62173	\$31,087	\$63,286	\$63,286												\$63,286					\$126,572
8. Replace suspended ceiling tiles.	20 yrs.	0 yrs.	\$560,723	LS	1	\$560,723	\$1,141,519	\$1,141,519																	\$1,141,519
9. Repaint exterior	6 yrs.	0 yrs.	\$76,269	LS	1	\$76,269	\$155,268	\$155,268					\$155,268							\$155,268					\$465,804
10. Check operation of all cameras	NA	0 yrs.	\$1,000	LS	1	\$1,000	\$2,036	\$2,036																	\$2,036
11. Replace packaged rooftop units for Medical Clinic	30 yrs.	0 yrs.	\$83,082	LS	1	\$83,082	\$169,138	\$169,138																	\$169,138
12. Reseal all concrete floors	6 yrs.	2 yrs.	\$1.15	SF	49738	\$57,199	\$116,446			\$116,446					\$116,446							\$116,446			\$349,338
13. Replace Domestic Hot Water Boilers	30 yrs.	5 yrs.	\$50,000	LS	1	\$50,000	\$101,790					\$101,790													\$101,790
14. Update kitchen equipment/appliances including refrigeration	25 yrs.	8 yrs.	\$60,000	LS	1	\$60,000	\$122,148								\$122,148										\$122,148
15. Check/replace electrical distribution panels (as needed)	40 yrs.	14 yrs.	\$35,504	LS	1	\$35,504	\$72,279																\$72,279		\$72,279
B20 Exterior Enclosure																							\$2,256,198	\$185,601	\$2,441,799
B30 Roofing																		\$1,324,770							\$1,324,770
C10 Interior Construction																		\$342,675						\$350,794	\$693,469
C30 Interior Finishes									\$789,559			\$190,019						\$789,558							\$1,769,136
D20 Plumbing																		\$1,563,829							\$1,563,829
D30 HVAC												\$258,472													\$258,472
D50 Electrical														\$799,848				\$807,882							\$1,607,730
E10 Equipment														\$27,839											\$27,839
E20 Furnishings																		\$31,477							\$31,477
<b>Support Services Totals:</b>								<b>\$1,761,581</b>			<b>\$1,456,286</b>			<b>\$6,113,323</b>				<b>\$3,200,890</b>							<b>\$12,532,080</b>



**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
								Immediate		Near Term			Mid Term			Long Term								
<b>05 - Maintenance/Wheels of Learning</b>																								
1. Repaint exterior	6 yrs.	0 yrs.	\$2,282	LS	1	\$2,282	\$4,645	\$4,645						\$4,645						\$4,645				\$13,935
2. Reseal concrete floors	6 yrs.	0 yrs.	\$1.15	SF	5087	\$5,850	\$11,910					\$11,910					\$11,910							\$23,820
3. Paint interior finishes throughout	6 yrs.	0 yrs.	\$4,875	LS	1	\$4,875	\$9,924	\$9,924						\$9,924						\$9,924				\$29,772
4. Replace HVAC units	20 yrs.	6 yrs.	\$8,722	LS	1	\$8,722	\$17,757							\$17,757										\$17,757
5. Replace Roof	40 yrs.	14 yrs.	\$73,753	LS	1	\$73,753	\$150,147															\$150,147		\$150,147
B20 Exterior Enclosure																							\$126,752	\$126,752
C10 Interior Construction																							\$86,106	\$86,106
C30 Interior Finishes													\$13,981											\$13,981
D30 HVAC															\$6,342									\$6,342
D50 Electrical														\$81,818										\$81,818
<b>Maintenance/Wheels of Learning Totals:</b>								<b>\$14,569</b>	<b>\$25,891</b>			<b>\$132,397</b>					<b>\$377,574</b>					<b>\$550,430</b>		
<b>06 - Woodshop/Warehouse</b>																								
1. Repaint exterior	6 yrs.	0 yrs.	\$16,399	LS	1	\$16,399	\$33,386	\$33,386						\$33,386						\$33,386				\$100,158
2. Reseal all concrete floors	6 yrs.	0 yrs.	\$1.15	SF	9140	\$10,511	\$21,398	\$21,398						\$21,398						\$21,398				\$64,194
3. Replace HVAC units and repair damaged ductwork	20 yrs.	0 yrs.	\$27,985	LS	1	\$27,985	\$56,972	\$56,972																\$56,972
4. Repair taped joint in ceiling	NA	0 yrs.	\$500	LS	1	\$500	\$1,018	\$1,018																\$1,018
5. Paint interior finishes throughout	6 yrs.	0 yrs.	\$4,380	LS	1	\$4,380	\$8,916	\$8,916						\$8,916						\$8,916				\$26,748
B20 Exterior Enclosure									\$166,929								\$60,811							\$227,740
B30 Roofing														\$13,489										\$13,489
C10 Interior Construction																							\$154,710	\$154,710
C30 Interior Finishes												\$8,916		\$25,120						\$8,916				\$42,951
D30 HVAC																				\$31,188				\$31,188
D50 Electrical														\$147,006										\$147,006
E10 Equipment																				\$65,640				\$65,640
F1020 Integrated Construction														\$23,086										\$23,086
<b>Woodshop/Warehouse Totals:</b>								<b>\$121,690</b>	<b>\$175,845</b>			<b>\$398,851</b>					<b>\$258,513</b>					<b>\$954,899</b>		

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate		Near Term			Mid Term			Long Term									
<b>07 - Jacobs Industry Building</b>																									
1. Repair ground source heat pump glycol supply pump and remaining original heat pumps	25 yrs.	0 yrs.	\$59,353	LS	1	\$59,353	\$120,831	\$120,831																\$120,831	
2. Replace duct heaters	20 yrs.	0 yrs.	\$18,093	LS	1	\$18,093	\$36,834	\$36,834																	\$36,834
3. Reseal all concrete floor	6 yrs.	0 yrs.	\$1.15	SF	47000	\$54,050	\$110,035	\$110,035					\$110,035							\$110,035					\$330,105
4. Replace carpet	14 yrs.	0 yrs.	\$15,183	LS	1	\$15,183	\$30,909	\$30,909													\$30,909				\$61,818
5. Replace domestic hot water heater	15 yrs.	3 yrs.	\$2,500	LS	1	\$2,500	\$5,090		\$5,090																\$5,090
6. Replace suspended natural gas fired unit heaters	20 yrs.	7 yrs.	\$79,444	LS	1	\$79,444	\$161,733							\$161,733											\$161,733
B20 Exterior Enclosure																		\$119,548							\$119,548
C10 Interior Construction																		\$232,394					\$1,350,761		\$1,583,155
C30 Interior Finishes									\$42,277					\$249,182				\$42,277							\$333,735
D30 HVAC																\$18,417									\$18,417
D50 Electrical														\$348,788											\$348,788
<b>Jacobs Industry Building Totals:</b>								<b>\$298,609</b>		<b>\$47,367</b>				<b>\$1,282,373</b>				<b>\$1,491,705</b>							<b>\$3,120,054</b>
<b>08 - Jacobs Building Guard Shack</b>																									
1. Repaint exposed wood trim	6 yrs.	0 yrs.	\$219	LS	1	\$219	\$445	\$445					\$445							\$445					\$1,335
2. Replace Roof	15 yrs.	10 yrs.	\$1,000	LS	1	\$1,000	\$2,036										\$2,036								\$2,036
3. Replace door and windows	30 yrs.	10 yrs.	\$1,673	LS	1	\$1,673	\$3,405										\$3,405								\$3,405
C30 Interior Finishes									\$696								\$696								\$1,391
<b>Jacobs Building Guard Shack Totals:</b>								<b>\$445</b>		<b>\$696</b>				<b>\$6,582</b>				<b>\$445</b>							<b>\$8,167</b>

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
								Immediate		Near Term			Mid Term			Long Term								
<b>09 - C Pod 1996</b>																								
1. Clean/check/repair all toilets, sinks, showers and associated shower heads	15 yrs.	0 yrs.	\$37,322	LS	1	\$37,322	\$75,981	\$75,981															\$75,981	
2. Replace exterior elastomeric sealants	18 yrs.	0 yrs.	\$10	LF	2112	\$21,120	\$42,996	\$42,996															\$42,996	
3. Reseal all concrete floors	6 yrs.	0 yrs.	\$1.15	SF	39312	\$45,209	\$92,036	\$92,036															\$92,036	
4. Repaint interiors where required	6 yrs.	0 yrs.	\$24,523	LS	1	\$24,523	\$49,924	\$49,924															\$49,924	
5. Replace damaged acoustic tiles	20 yrs.	0 yrs.	\$1,000	LS	1	\$1,000	\$2,036	\$2,036															\$2,036	
6. Replace cabinetry in individual units	30 yrs.	0 yrs.	\$14,568	LS	1	\$14,568	\$29,658	\$29,658															\$29,658	
7. Repaint exteriors	6 yrs.	0 yrs.	\$32,025	LS	1	\$32,025	\$65,197	\$65,197															\$65,197	
8. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$4,969	LS	1	\$4,969	\$10,115	\$10,115															\$10,115	
9. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	39312	\$19,656	\$40,016	\$40,016															\$40,016	
10. Potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054															\$3,054	
11. Update interior lighting	30 yrs.	5 yrs.	\$112,247	LS	1	\$112,247	\$228,512					\$228,512											\$228,512	
12. Replace all Trane rooftop units (1-15 ton,4-17.5 ton,2-25 ton) and associated controls	30 yrs.	8 yrs.	\$551,592	LS	1	\$551,592	\$1,122,932								\$1,122,932								\$1,122,932	
13. Check/replace windows	30 yrs.	9 yrs.	\$280,302	LS	1	\$280,302	\$570,638											\$570,638					\$570,638	
B20 Exterior Enclosure																						\$117,356	\$117,356	
B30 Roofing																			\$598,749				\$598,749	
C10 Interior Construction																						\$261,863	\$261,863	
C30 Interior Finishes									\$499,238			\$721,783					\$499,238						\$1,720,259	
D50 Electrical																	\$505,744						\$505,744	
E20 Furnishings														\$247,166									\$247,166	
<b>C Pod Totals:</b>								<b>\$411,013</b>			<b>\$1,449,533</b>			<b>\$2,375,079</b>			<b>\$1,548,606</b>					<b>\$5,784,231</b>		

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate		Near Term			Mid Term			Long Term									
<b>10 - C/D Gym 1997</b>																									
1. Repair leak in corridor outside gym	NA	0 yrs.	\$2,500	LS	1	\$2,500	\$5,090	\$5,090																\$5,090	
2. Clean/check/repair all toilets, sinks, showers and associated shower heads	15 yrs.	0 yrs.	\$9,320	LS	1	\$9,320	\$18,974	\$18,974																	\$18,974
3. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
4. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	14100	\$7,050	\$14,352	\$14,352																	\$14,352
5. Potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
6. Check efficacy / recommission x-ray unit in medical office	NA	0 yrs.	\$1,500	Ea	1	\$1,500	\$3,054	\$3,054																	\$3,054
7. Replace Trane forced air units 140,000btu and 80,000btu for music and x-ray room	20 yrs.	0 yrs.	\$6,462	LS	1	\$6,462	\$13,155	\$13,155																	\$13,155
8. Reseal all concrete floors	6 yrs.	4 yrs.	\$1.15	SF	13950	\$16,043	\$32,659				\$32,659						\$32,659								\$65,318
9. Update interior lighting	30 yrs.	5 yrs.	\$21,899	LS	1	\$21,899	\$44,582					\$44,582													\$44,582
8. Replace Reznor suspended gym heaters	20 yrs.	10 yrs.	\$11,078	LS	1	\$11,078	\$22,552										\$22,552								\$22,552
10. Check/replace windows	30 yrs.	10 yrs.	\$2,000	Ea	6	\$12,000	\$24,430													\$24,430					\$24,430
B20 Exterior Enclosure																							\$25,926	\$25,926	
B30 Roofing													\$285,604												\$285,604
C10 Interior Construction												\$94,451													\$94,451
C30 Interior Finishes									\$58,933					\$262,339			\$58,933								\$380,205
D30 HVAC															\$59,469										\$59,469
D50 Electrical																							\$178,328	\$178,328	
E20 Furnishings												\$8,089		\$47,027											\$55,116
<b>C/D Gym Totals:</b>								<b>\$60,733</b>		<b>\$238,713</b>			<b>\$768,584</b>					<b>\$228,685</b>					<b>\$1,296,715</b>		

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
								Immediate		Near Term			Mid Term			Long Term								
<b>11 - D Pod 1996</b>																								
1. Clean/check/repair all toilets, sinks, showers and associated shower heads	15 yrs.	0 yrs.	\$69,515	LS	1	\$69,515	\$141,519	\$141,519															\$141,519	
2. Replace exterior elastomeric sealants	18 yrs.	0 yrs.	\$10	LF	2816	\$28,160	\$57,328	\$57,328															\$57,328	
3. Reseal all concrete floors	6 yrs.	0 yrs.	\$1.15	SF	73221	\$84,204	\$171,423	\$171,423					\$171,423							\$171,423			\$514,269	
4. Repaint interiors where required	6 yrs.	0 yrs.	\$53,980	LS	1	\$53,980	\$109,892	\$109,892					\$109,892							\$109,892			\$329,676	
5. Replace damaged acoustic tiles	20 yrs.	0 yrs.	\$1,000	LS	1	\$1,000	\$2,036	\$2,036															\$2,036	
6. Replace cabinetry in individual units	30 yrs.	0 yrs.	\$19,425	LS	1	\$19,425	\$39,545	\$39,545															\$39,545	
7. Repaint exteriors	6 yrs.	0 yrs.	\$54,678	LS	1	\$54,678	\$111,314	\$111,314					\$111,314							\$163,554			\$386,182	
8. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$9,254	LS	1	\$9,254	\$18,840	\$18,840															\$18,840	
9. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	73221	\$36,611	\$74,532	\$74,532															\$74,532	
10. Potable water quality checks	NA	0 yrs.	\$1,500	Ea	1	\$1,500	\$3,054	\$3,054															\$3,054	
11. Replace roof with adhered EPDM	15 yrs.	0 yrs.	\$593,977	LS	1	\$593,977	\$1,209,218			\$1,209,218													\$1,209,218	
12. Update interior lighting	30 yrs.	5 yrs.	\$209,066	LS	1	\$209,066	\$425,616					\$425,616											\$425,616	
13. Replace all Trane rooftop units (1-5 ton,1-8.5 ton,8-15 ton) and associated controls	30 yrs.	9 yrs.	\$1,027,375	LS	1	\$1,027,375	\$2,091,530							\$2,091,530									\$2,091,530	
14. Check/replace windows	30 yrs.	9 yrs.	\$522,078	LS	1	\$522,078	\$1,062,847											\$1,062,847					\$1,062,847	
B20 Exterior Enclosure																							\$218,582	
C10 Interior Construction																							\$487,735	
C30 Interior Finishes									\$929,861			\$1,344,365					\$929,861						\$3,204,087	
D50 Electrical																	\$941,979						\$941,979	
E20 Furnishings														\$405,237			\$39,544						\$444,781	
<b>D Pod Totals:</b>								<b>\$729,483</b>			<b>\$3,909,060</b>			<b>\$4,800,780</b>			<b>\$2,214,033</b>						<b>\$11,653,356</b>	

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate		Near Term			Mid Term			Long Term									
<b>12 - E Pod 1996</b>																									
1. Repair failed TRANE unit, Mod No. YCD180B4LCEA Serial: M02103914D	NA	0 yrs.	\$71,918	LS	1	\$71,918	\$146,411	\$146,411																\$146,411	
2. Clean/check/repair all toilets, sinks, showers and associated shower heads	15 yrs.	0 yrs.	\$38,930	LS	1	\$38,930	\$79,253	\$79,253																	\$79,253
3. Replace exterior elastomeric sealants	18 yrs.	0 yrs.	\$10	LF	2596	\$25,960	\$52,849	\$52,849																	\$52,849
4. Reseal all interior floors	6 yrs.	0 yrs.	\$1.15	SF	41005	\$47,156	\$96,000	\$96,000					\$96,000						\$96,000						\$288,000
5. Repaint interiors where required	6 yrs.	0 yrs.	\$25,579	LS	1	\$25,579	\$52,074	\$52,074					\$52,074							\$52,074					\$156,222
6. Replace damaged acoustic tiles	20 yrs.	0 yrs.	\$1,000	LS	1	\$1,000	\$2,036	\$2,036																	\$2,036
7. Replace cabinetry in individual units	15 yrs.	0 yrs.	\$14,568	LS	1	\$14,568	\$29,658	\$29,658																	\$29,658
8. Repaint exteriors	6 yrs.	0 yrs.	\$66,809	LS	1	\$66,809	\$136,009	\$136,009					\$136,009						\$136,009						\$408,027
9. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$2,500	LS	1	\$2,500	\$5,090	\$5,090																	\$5,090
10. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	41005	\$20,503	\$41,739	\$41,739																	\$41,739
11. Potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
12. Update interior lighting	30 yrs.	5 yrs.	\$117,081	LS	1	\$117,081	\$238,353					\$238,353													\$238,353
13. Replace all Trane rooftop units (1-15 ton,4-17.5 ton,2-25 ton) and associated controls	30 yrs.	9 yrs.	\$503,429	LS	1	\$503,429	\$1,024,880										\$1,024,880								\$1,024,880
14. Check/replace windows	30 yrs.	9 yrs.	\$292,373	LS	1	\$292,373	\$595,213											\$595,213							\$595,213
B20 Exterior Enclosure																							\$122,410	\$122,410	
B30 Roofing																			\$614,730						\$614,730
C10 Interior Construction																						\$273,140	\$273,140		
C30 Interior Finishes											\$520,738		\$752,867						\$520,738						\$1,794,343
D30 HVAC															\$1,669,810										\$1,669,810
E20 Furnishings														\$132,205			\$29,658								\$161,863
<b>E Pod Totals:</b>								<b>\$644,173</b>			<b>\$759,091</b>			<b>\$3,893,503</b>			<b>\$2,410,314</b>							<b>\$7,707,081</b>	

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate			Near Term			Mid Term			Long Term								
<b>13 - F Pod 1996</b>																									
1. Repair failed TRANE unit, Mod No. YCD210C4HCBA Serial: M02103054D	NA	0 yrs.	\$69,694	LS	1	\$69,694	\$141,884	\$141,884																\$141,884	
2. Clean/check/repair all toilets, sinks, showers and associated shower heads	15 yrs.	0 yrs.	\$37,726	LS	1	\$37,726	\$76,803	\$76,803																	\$76,803
3. Replace exterior elastomeric sealants	18 yrs.	0 yrs.	\$10	LF	2134	\$21,340	\$43,444	\$43,444																	\$43,444
4. Reseal all interior floors	6 yrs.	0 yrs.	\$1.15	SF	39737	\$45,698	\$93,031	\$93,031					\$93,031						\$93,031						\$279,093
5. Repaint interiors where required	6 yrs.	0 yrs.	\$29,295	LS	1	\$29,295	\$59,638	\$59,638					\$59,638							\$59,638					\$178,914
6. Replace damaged acoustic tiles	20 yrs.	0 yrs.	\$1,000	LS	1	\$1,000	\$2,036	\$2,036																	\$2,036
7. Replace cabinetry in individual units	15 yrs.	0 yrs.	\$14,568	LS	1	\$14,568	\$29,658	\$29,658																	\$29,658
8. Repaint exteriors	6 yrs.	0 yrs.	\$64,743	LS	1	\$64,743	\$131,803	\$131,803					\$131,803						\$131,803						\$395,409
9. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$2,500	LS	1	\$2,500	\$5,090	\$5,090																	\$5,090
10. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	39737	\$19,869	\$40,448	\$40,448																	\$40,448
11. Potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
12. Update interior lighting	30 yrs.	5 yrs.	\$113,460	LS	1	\$113,460	\$230,982					\$230,982													\$230,982
13. Check/replace windows	30 yrs.	5 yrs.	\$283,332	LS	1	\$283,332	\$576,807												\$576,807						\$576,807
14. Replace all Trane rooftop units (1-15 ton,4-17.5 ton,2-25 ton) and associated controls	30 yrs.	9 yrs.	\$487,861	LS	1	\$487,861	\$993,188											\$993,188							\$993,188
B20 Exterior Enclosure																							\$118,624	\$118,624	
B30 Roofing																			\$607,272						\$607,272
C10 Interior Construction																							\$264,694	\$264,694	
C30 Interior Finishes									\$504,635			\$729,586					\$504,635								\$1,738,856
E20 Furnishings														\$132,205			\$29,658								\$161,863
<b>F Pod Totals:</b>								<b>\$626,889</b>			<b>\$1,465,203</b>			<b>\$1,944,158</b>					<b>\$1,851,869</b>						<b>\$5,888,120</b>
<b>14 - Greenhouse 1998</b>																									
1. Repair irrigation system	NA	0 yrs.	\$5,261	LS	1	\$5,261	\$10,711	\$10,711																	\$10,711
2. Replace water heater	15 yrs.	0 yrs.	\$2,500	LS	1	\$2,500	\$5,090			\$5,090															\$5,090
3. Check and possibly replace exterior polycarbonate sheeting	NA	9 yrs.	\$6,012	LS	1	\$6,012	\$12,239									\$12,239									\$12,239
B20 Exterior Enclosure																	\$2,850								\$2,850
B30 Roofing																	\$18,469								\$18,469
D30 HVAC															\$9,797										\$9,797
<b>Greenhouse Totals:</b>								<b>\$10,711</b>			<b>\$5,090</b>					<b>\$43,355</b>									<b>\$59,156</b>
<b>15 - Horticulture Tool Shed 1998</b>																									
1. Replace Three Tab roof shingles, fascia boards and soffits	15 yrs.	0 yrs.	\$2,722	LS	1	\$2,722	\$5,541	\$5,541																	\$5,541
2. Upgrade lighting	30 yrs.	4 yrs.	\$1,363	LS	1	\$1,363	\$2,774			\$2,774															\$2,774
B20 Exterior Enclosure																							\$5,105	\$5,105	
C30 Interior Finishes									\$878								\$878								\$1,756
D50 Electrical																							\$11,096	\$11,096	
<b>Horticulture Tool Shed Totals:</b>								<b>\$5,541</b>			<b>\$3,652</b>					<b>\$878</b>									<b>\$26,273</b>

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
								Immediate		Near Term			Mid Term			Long Term								
<b>16 - Armory 1997</b>																								
1. Paint interior finishes	6 yrs.	0 yrs.	\$8,187	LS	1	\$8,187	\$16,668	\$16,668																\$16,668
2. Replace Trane 3 Ton rooftop heat pump and associated thermostat	30 yrs.	10 yrs.	\$2,865	LS	1	\$2,865	\$5,833											\$5,833						\$5,833
3. Upgrade lighting	30 yrs.	5 yrs.	\$1,300	LS	1	\$1,300	\$2,647					\$2,647												\$2,647
4. Check/replace windows	30 yrs.	11 yrs.	\$4,500	Ea	2	\$9,000	\$18,322												\$18,322					\$18,322
B20 Exterior Enclosure																							\$21,145	\$21,145
B30 Roofing													\$10,286											\$10,286
C10 Interior Construction												\$2,648												\$2,648
C30 Interior Finishes									\$16,667					\$1,896										\$18,562
D50 Electrical																	\$7,597							\$7,597
<b>Armory Totals:</b>								<b>\$16,668</b>			<b>\$21,962</b>			<b>\$25,611</b>					<b>\$39,467</b>					<b>\$103,708</b>
<b>17 - Guard Tower 1995</b>																								
1. Replace three tab roof shingles, paint soffits and fascia's	15 yrs.	0 yrs.	\$2,500	LS	1	\$2,500	\$5,090	\$5,090																\$5,090
2. Replace carpet	14 yrs.	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																\$3,054
3. Paint interiors and exteriors	6 yrs.	2 yrs.	\$7,611	LS	1	\$7,611	\$15,495		\$15,495					\$15,495						\$15,495				\$46,485
4. Replace infrared gas heater and baseboard heater	15 yrs.	0 yrs.	\$4,500	LS	1	\$4,500	\$9,161	\$9,161																\$9,161
5. Replace doors and windows.	25 yrs.	2 yrs.	\$12,000	LS	1	\$12,000	\$24,430		\$24,430															\$24,430
6. Update interior lighting.	30 yrs.	5 yrs.	\$3,500	LS	1	\$3,500	\$7,125					\$7,125												\$7,125
7. Fit bathroom	NA	7 yrs.	\$9,500	LS	1	\$9,500	\$19,340							\$19,340										\$19,340
C10 Interior Construction																	\$225							\$225
<b>Guard Tower Totals:</b>								<b>\$57,230</b>			<b>\$7,125</b>			<b>\$35,060</b>					<b>\$15,495</b>					<b>\$114,910</b>
<b>18 - Pavements</b>																								
1. Total replacement down to sub-base throughout.	20 yrs.	0 yrs.	\$35.00	Ea	27400	\$959,000	\$1,952,332	\$1,952,332																\$1,952,332
<b>Pavements Totals:</b>								<b>\$1,952,332</b>																<b>\$1,952,332</b>
<b>19 - Fencing</b>																								
1. Check function of all energized HT wires and function of all control boxes and systems	5 yrs.	0 yrs.	\$3,500	LS	1	\$3,500	\$7,125	\$7,125																\$7,125
2. Replace backup batteries in control boxes	3 yrs.	0 yrs.	\$200	LS	1	\$200	\$407	\$407																\$407
F30 Special Facilities																							\$6,399,693	\$6,399,693
<b>Fencing Totals:</b>								<b>\$7,532</b>															<b>\$6,399,693</b>	<b>\$6,407,225</b>
<b>20 - Environmental Assessment</b>																								
1. Pre-remediation mold (swab) and indoor air quality sampling	NA	0 yrs.	\$20,000	LS	1	\$20,000	\$40,716	\$40,716																\$40,716
<b>Environmental Assessment Totals:</b>								<b>\$40,716</b>																<b>\$40,716</b>
<b>Annual Totals:</b>								<b>\$8,776,441</b>	<b>\$39,925</b>	<b>\$4,601,829</b>	<b>\$1,510,978</b>	<b>\$1,042,390</b>	<b>\$5,229,950</b>	<b>\$4,572,163</b>	<b>\$8,477,018</b>	<b>\$4,093,960</b>	<b>\$1,135,171</b>	<b>\$13,304,551</b>	<b>\$2,874,082</b>	<b>\$8,080,468</b>	<b>\$2,296,123</b>	<b>\$485,364</b>	<b>\$12,175,366</b>	<b>\$78,695,780</b>
<b>Term Totals:</b>								<b>\$8,816,366</b>			<b>\$12,385,147</b>			<b>\$31,582,863</b>				<b>\$25,911,404</b>					<b>\$78,695,780</b>	
<b>Annual Totals w/ Inflation (2.5%)</b>								<b>\$8,776,441</b>	<b>\$40,923</b>	<b>\$4,834,797</b>	<b>\$1,627,158</b>	<b>\$1,042,390</b>	<b>\$5,772,887</b>	<b>\$5,172,983</b>	<b>\$9,830,742</b>	<b>\$4,866,431</b>	<b>\$1,383,096</b>	<b>\$16,615,561</b>	<b>\$3,679,068</b>	<b>\$10,602,275</b>	<b>\$3,088,031</b>	<b>\$685,807</b>	<b>\$22,021,901</b>	<b>\$100,040,490</b>
<b>Term Totals w/ Inflation (2.5%)</b>								<b>\$8,817,364</b>			<b>\$13,277,231</b>			<b>\$37,868,813</b>				<b>\$40,077,081</b>					<b>\$100,040,490</b>	





## Appendix B: Sample Score Sheet

The scoresheet for one facility (A Pod) is provided in this appendix as an example to show typical details and scoring methodology. Full scoresheets of all facilities are provided in the full version of this report.

GENERAL INFORMATION		Deficiency Range	Condition Rating	BUILDING INFORMATION						
*! Facility Name	A Pod	Element not present	0-Not Entered	CLIENT Building Gross SF	SELECT BUILDING	# of Levels	2			
*! Project ID		0 to 5%	5-Excellent	FEA Building Gross SF	50,119	Elevated Floor SF	15,258			
*! Site ID	Prairie Correctional Facility	5 to 10%	4-Good	Building Footprint SF	34,861	Roof SF	34,861	<b>GENERAL INSTRUCTIONS</b>		
*! Building ID		10 to 25%	3-Fair	Standard Foundations SF	34,861	Finished SF	50,119			
* Year of Construction	1991	25% to 50%	2-Poor	Special Foundations SF	0	# Elevators	0	This cell formatting indicates an error. FILL IN cells highlighted as seen here.		
*! Historical ID		>50%	1-Unacceptable	Slab-on-Grade SF	34,861	# Personnel Lifts	0	NOTE: Sheet is protected. Edit required only in unprotected fields.		
*! County ID				Basement SF	0	<b>ERROR CHECK</b>	0			
*! Soft Cost ID		<b>* GENERAL BUILDING NOTES</b>								
* Date Requested		A Pod housing unit was one of the original housing units constructed at Prairie Correctional Facility. It was a two level unit for inmate housing. With the exception of HVAC replacement (2008) and a ventilation project (2009), all components of the building were reportedly original.								
* Date To Perform										
* Date Assessed	2017-11-13									
*! Surveyor	FEA									
*! Cost Model ID	M22									
WBS Uniform Code	System Description	Changes Required Yes/No	Present Yes/No	*! Cost ID	* Quantity or Area Served	Unit of Measure	Condition Rating	Notes	Photo Reference	
<b>A. SUBSTRUCTURE</b>										
<b>A10</b>	<b>FOUNDATIONS</b>									
A1010	Standard Foundations (Footprint SF minus Special Foundations)	No	Yes	M22-A1010-01	34,861	STD Fndns SF	5-Excellent	Major System: Standard Foundation Other Systems: None Reason for Condition Rating: No issues reported or observed.		
A1020	Special Foundations (Footprint SF minus Standard Foundations)	No	No		-	SP Fndns SF	0-Not Entered	Major System: Other Systems: Reason for Condition Rating:		
A1030	Slab-on-Grade	No	Yes	M22-A1030-01	34,861	SOG SF	5-Excellent	Major System: Concrete slab Other Systems: None Reason for Condition Rating: Slab was overall in excellent condition with no areas of major concern. LOCAL SCORE 2: A concrete spall was present at the door threshold at cell D01.	A Pod - A1030-01, A Pod - A1030-02	
<b>A20</b>	<b>SUBSTRUCTURE</b>									
A2020	Basement Wall Structures	No	No		-	Basement SF	0-Not Entered	Major System: Other Systems: Reason for Condition Rating:		
<b>B. STRUCTURE AND SHELL</b>										
<b>B10</b>	<b>SUPERSTRUCTURE</b>									
B1010	Elevated Floor Structures	No	Yes	M22-B1010-04	15,258	Elev FI SF	5-Excellent	Major System: Precast concrete floor Other Systems: None Reason for Condition Rating: No issues reported or observed.		
B1020	Roof Structural System	No	Yes	M22-B1020-01	34,861	Roof SF	5-Excellent	Major System: Precast concrete roof supported by load bearing walls and intermediate support columns or walls		

								Other Systems:	None	
								Reason for Condition Rating:	No issues reported or observed.	
<b>B20</b>	<b>EXTERIOR ENCLOSURE</b>									
B2010	Exterior Walls (Bldg Gross SF minus Basement SF)	No	Yes	M22-B2010-03	50,119	Bldg Gross-Bsmt SF	4-Good	Major System:	Load bearing CMU block construction	
								Other Systems:	None	
								Reason for Condition Rating:	Exterior walls were in good condition. Some minor cracks (<1/16 inch) were observed at exterior corners. Overall, the structure was sound. The building's paint was in fair condition but some areas of poor cohesion (bubbles) were present, but less than 5% of area. LOCAL SCORE 2: Paint bubbles and cracked paint was present at the exterior walls.	A Pod - B2010-01, A Pod - B2010-02
B2020	Exterior Windows (Bldg Gross SF minus Basement SF)	No	Yes	M22-B2020-01	50,119	Bldg Gross-Bsmt SF	2-Poor	Major System:	Steel framed windows	
								Other Systems:	None	
								Reason for Condition Rating:	Steel window frames were original to the building's construction, surface corrosion on interior of frames was present on the majority of window frames (55%). Windows in corner cells were in the worst condition with severe corrosion on the interior of the frames. It was reported that prior to the installation of the ventilation system in 2008, humidity was an issue and condensation on the window frames was common. The condensation has caused corrosion of all unpainted surfaces. It is recommended that all frames be sanded to bare metal, and painted to prevent further rust. Severely damaged frames will need to be replaced.	A Pod - B2020-01, A Pod - B2020-02
B2030	Exterior Doors (Bldg Gross SF less than Basement SF)	No	Yes	M22-B2030-01	50,119	Bldg Gross-Bsmt SF	3-Fair	Major System:	Steel Exterior Doors	
								Other Systems:	None	
								Reason for Condition Rating:	A two-leaf exterior door was present at the facility at the end of the corridor separating unit AD and AC and a single-leaf door was present in unit AA. All doors were original to the building's construction and had minor surface corrosion at the base of the doors. Overall door were free of major defects and were in fair condition.	
<b>B30</b>	<b>ROOFING</b>									
B3010	Roof Coverings	No	Yes	M22-B3010-01	34,861	Roof SF	2-Poor	Major System:	Ballasted EPDM membrane	
								Other Systems:	None	
								Reason for Condition Rating:	The roof membrane was reportedly original to the building's construction and beyond the average expected useful life. An active leak appeared to be present at the storage room adjacent to cell E48. Roof is in poor condition based on age and condition.	A Pod - B3010-01, A Pod - B3010-02
<b>C. INTERIORS</b>										
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>									
C1010	Interior Partitions	No	Yes	M22-C1010-01	50,119	Finished SF	5-Excellent	Major System:	Concrete masonry unit (CMU) walls	
								Other Systems:	None	
								Reason for Condition Rating:	Interior CMU partitions were mostly free of defects, but approximately 3% of rooms had chipped blocks at the intersection of the top course of CMU and the precast floor and roof slabs. This condition is assumed to be caused by repeated thermal expansion of the slab and/or wall. The loose concrete chips could potentially be used as a sharp edge. LOCAL SCORE 2: Remove loose concrete chips from CMU and repair.	A Pod - C1010-01, A Pod - C1010-02
C1020	Interior Doors	No	Yes	M22-C1020-01	50,119	Finished SF	4-Good	Major System:	Solid core wood doors (90%)	
								Other Systems:	Metal Doors (10%)	
								Reason for Condition Rating:	99% of Doors were in good, functional condition throughout with no observed issues other than slight finish deterioration. LOCAL SCORE 2: The door to the storage room adjacent to cell E48 has a corroded frame and hardware due to water intrusion from the roof leak. Replacement of frame is recommended.	A Pod - C1020-01, A Pod - C1020-02
C1030	Fittings (Lockers, Restroom Partitions, Railings)	No	Yes	M22-C1030-01	50,119	Finished SF	4-Good	Major System:	Railings	
								Other Systems:	None	
								Reason for Condition Rating:	Railings were structurally sound and free of major defects. Finish of railings was in good condition with some minor areas of paint loss. Overall condition was good.	

<b>C20 STAIRS/FIRE ESCAPES</b>										
C2010	Stair Structure	No	Yes	M22-C2010-02	50,119	Bldg Gross SF	5-Excellent	Major System:	Metal stairs with concrete filled pans	
									Other Systems:	None
									Reason for Condition Rating:	Stairs were free of defects and in excellent structural condition. No issues reported or observed.
<b>C30 INTERIOR FINISHES</b>										
C3010	Interior Walls	No	Yes	M22-C3010-01	50,119	Finished SF	2-Poor	Major System:	Painted CMU	
									Other Systems:	None
									Reason for Condition Rating:	Paint has exceeded average expected useful life but appeared to be in fair condition. Overall condition poor based on age.
C3020	Interior Floors	No	Yes	M22-C3020-03	50,119	Finished SF	4-Good	Major System:	Sealed concrete flooring (90%)	
									Other Systems:	Carpet (10%) in select common areas and observation booth
									Reason for Condition Rating:	Sealed concrete flooring was in good condition with isolated areas of water damage. Carpet was present in select common areas and in poor condition with staining, runs, failing adhesive termination bars at the carpet edge. LOCAL SCORE 2: Carpet in common areas is in poor condition and should be removed. LOCAL SCORE 2: Carpet has been removed in the E section and exposed concrete has remnants of carpet adhesive and the concrete has not been coated.
C3030	Interior Ceilings	No	Yes	M22-C3030-02	50,119	Finished SF	4-Good	Major System:	Suspended Ceiling (75%)	
									Other Systems:	Painted Structure and Gypsum Board (25%)
									Reason for Condition Rating:	Mismatched ceiling tiles were present in the corridors, but appeared in good condition in the cell block areas. The ceilings in the cell block area appeared to have been replaced around 2008 with the ventilation upgrade project. Painted surfaces were in fair condition. Overall condition was good. LOCAL SCORE 2: Mismatched tiles in the corridor visually detracted from the appearance of the space. Recommend replacing mismatched portion of tiles with matching tiles.
<b>D. SERVICES</b>										
<b>D10 CONVEYING SYSTEMS</b>										
<b>D1010 ELEVATORS AND LIFTS</b>										
D1010.100	Elevators	No	No		-	Each	0-Not Entered	Major System:		
									Other Systems:	
									Reason for Condition Rating:	
D1010.200	Lifts	No	No		-	Each	0-Not Entered	Major System:		
									Other Systems:	
									Reason for Condition Rating:	
<b>D20 PLUMBING</b>										
D2010	Plumbing Systems and Fixtures	No	Yes	M22-D2010-01	50,119	Served SF	4-Good	Major System:	Copper Distribution Piping, No Hub Cast Iron Drain Waste and Vent Piping	
									Other Systems:	None
									Reason for Condition Rating:	Piping was original to the building's construction (25 years old) and free of reported and observed leaks. Fixtures were in fair condition with some staining observed, however several toilet flush valves were inoperable and all tested flush valves leaked. LOCAL SCORE 1: All toilet flush valves appeared to leak, and replacement of all valve diaphragms is recommended. In addition, flush valves for toilets in cells A1, A5, A14, A16, A17, A20, and D41 were inoperable and require repair.
D2020	Domestic Hot Water (Heaters and Exchangers)	No	No			Served SF	0-Not Entered	Major System:		
									Other Systems:	
									Reason for Condition Rating:	

D2040	Internal Roof Rain Water Drainage	No	No		34,861	Roof SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>D30</b>	<b>HVAC</b>									
D3010	Energy Supply to Building	No	Yes	M22-D3010-01	50,119	Bldg Gross SF	5-Excellent	Major System:	Natural Gas Supply	
								Other Systems:	None	
								Reason for Condition Rating:	Natural gas supply was original to the building's construction. No issues reported or observed.	
D3010.700	Solar Energy Supply	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3010.800	Wind Energy Supply	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3010.900	Geothermal Energy Supply	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3020	Central Plant Heating (Within Building)	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3020.300	Fireplaces	No	No			Each	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3030	Central Plant Cooling (Within Building)	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>D3040</b>	<b>DISTRIBUTION SYSTEMS</b>									
D3040.100	Central Plant - Heat Distribution Systems	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3040.200	Central Plant - Cooling Distribution Systems	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>D3050</b>	<b>TERMINAL AND PACKAGED UNITS</b>									
D3050.100	Split Systems/Forced Air Furnaces/Package Units	No	Yes	M22-D3050.100-02	50,119	Served SF	4-Good	Major System:	Packaged rooftop heating and cooling	
								Other Systems:	None	
								Reason for Condition Rating:	The packaged rooftop units we manufactured in 2008 and were in operable condition at the time of assessment with no reported or observed issues.	
D3050.200	Split Systems Added Cooling Coil to Central Plant AHUs	No	No			Served SF	0-Not Entered	Major System:		

								Other Systems:		
								Reason for Condition Rating:		
D3060	Heat/Cooling Controls	No	Yes	M22-D3060-02	50,119	Served SF	5-Excellent	Major System:	DDC Controls	
								Other Systems:	None	
								Reason for Condition Rating:	Trane/Tracer Controls were reportedly upgraded in 2017. No issues were reported or observed and the system was in excellent condition.	
<b>D40</b>	<b>FIRE PROTECTION</b>									
D4010	Sprinklers	No	Yes	M22-D4010-01	50,119	Served SF	4-Good	Major System:	Wet pipe fire sprinkler system	
								Other Systems:	None	
								Reason for Condition Rating:	Fire sprinklers were original to the building's construction and has entered 2nd half 50 year estimated useful life. No issues reported or observed.	
D4020	Standpipes	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>D50</b>	<b>ELECTRICAL</b>									
D5010	Electrical Service to Building	No	Yes	M22-D5010-01	50,119	Bldg Gross SF	5-Excellent	Major System:	800 Amp, 277/480 Volt, Three Phase Power	
								Other Systems:	None	
								Reason for Condition Rating:	Pod A was fed from primary switchgear located in the support services building. A local disconnect was present in the Pod A electrical room on switchboard EDP-2. Electrical service was original to the buildings construction and free of reported or observed issues.	
D5020	Lighting and Branch Wiring	No	Yes	M22-D5020-01	50,119	Bldg Gross SF	4-Good	Major System:	Copper wiring, dry type transformers, and fluorescent lighting	
								Other Systems:	None	
								Reason for Condition Rating:	Wiring and fixtures were original to the building's construction. Wiring is in 2nd third of estimated useful life. No issues reported or observed.	
D5030	Communication/Security/Fire Alarm	No	Yes	M22-D5030-01	50,119	Bldg Gross SF	3-Fair	Major System:	Fire alarm, fiber optic communication backbone, pneumatic door locks, security cameras	
								Other Systems:	None	
								Reason for Condition Rating:	The fire alarm system was reported to be original to the buildings construction in 1991, as were the security camera systems and door locks. The last fire alarm system inspection was reportedly occurred 4/7/17. Fiber optic communication backbone was reportedly installed in 2016. No issues were reported or observed with any of the systems.	
D5090	Emergency Power	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>E. EQUIPMENT AND FURNISHINGS</b>										
<b>E10</b>	<b>EQUIPMENT</b>									
E1010	Commercial Equipment	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
E1020	Institutional Equipment	No	Yes	M22-E1020-01	19,200	Served SF	4-Good	Major System:	Jail Cells	
								Other Systems:	None	
								Reason for Condition Rating:	Cells are original to the building's construction and in 2nd third of estimated useful life.	
<b>E1030</b>	<b>VEHICULAR EQUIPMENT</b>									
E1030.100	Overhead Cranes	No	No			Each	0-Not Entered	Major System:		
								Other Systems:		

									Reason for Condition Rating:		
E1030.200	Truck Weight Scales	No	No			Each	0-Not Entered		Major System:		
									Other Systems:		
									Reason for Condition Rating:		
E1030.300	Boat Lifts	No	No			Each	0-Not Entered		Major System:		
									Other Systems:		
									Reason for Condition Rating:		
E1030.400	Garage Access Equipment	No	No			Each	0-Not Entered		Major System:		
									Other Systems:		
									Reason for Condition Rating:		
<b>E1090</b>	<b>OTHER EQUIPMENT</b>										
E1090.300	Commercial Food Service Equipment	No	No			Served SF	0-Not Entered		Major System:		
									Other Systems:		
									Reason for Condition Rating:		
E1090.400	Residential Equipment	No	No			Served SF	0-Not Entered		Major System:		
									Other Systems:		
									Reason for Condition Rating:		
E1090.700	Athletic Equipment	No	No			Served SF	0-Not Entered		Major System:		
									Other Systems:		
									Reason for Condition Rating:		
<b>E1090.900</b>	<b>Agricultural Equipment</b>										
E1090.901	Storage/Cages	No	No			Served SF	0-Not Entered		Major System:		
									Other Systems:		
									Reason for Condition Rating:		
E1090.902	Fish Hatchery/Concrete Troughs	No	No			Served SF	0-Not Entered		Major System:		
									Other Systems:		
									Reason for Condition Rating:		
<b>E20</b>	<b>FURNISHINGS</b>										
<b>E2010</b>	<b>FIXED FURNISHINGS</b>										
E2010.200	Fixed Furnishings-Casework	No	No			Length LF	0-Not Entered		Major System:		
									Other Systems:		
									Reason for Condition Rating:		
E2010.300	Fixed Furnishings-Permanent Seating	No	Yes	M22-E2010.300-02	260	Seats	4-Good		Major System:	Fixed seating consisted of combined table and chair bolt-in-place units varying between 8 and 6 chairs each.	
									Other Systems:	None.	
									Reason for Condition Rating:	Good condition with minor paint wear on isolated seats.	
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION</b>											
<b>F10</b>	<b>SPECIAL CONSTRUCTION</b>										

<b>F1010 SPECIAL STRUCTURES</b>									
F1010.100	Pre-Engineered Structure - Tower	No	No			Height	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1010.330	Silos	No	No			Volume	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1010.400	Pre-Fabricated Vault Toilet	No	No		34,861	Bldg FP SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1010.700	Fabric Structure	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
<b>F1020 INTEGRATED CONSTRUCTION</b>									
F1020.101	Elementary School Gym/Multi-purpose Room	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1020.102	High School - Competition Gymnasium	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1020.200	Auditorium	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1020.300	Refrigerated Storage Room	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1020.400	Hazmat Room	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
<b>F1030 SPECIAL CONSTRUCTION SYSTEMS</b>									
F1030.401	Perimeter Containment Walls	No	No			Length LF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
<b>F1040 SPECIAL FACILITIES</b>									
F1040.100	Aquatic Facility	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	



F1040.300	Ice Rink	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		



## Appendix C: Sample Photos of Deficient Conditions

A sample of photographs is provided in this appendix to show significant deficiencies (identified as Local Scores 1 and 2 in the scoresheet) identified in one facility (A Pod) during the assessment. A complete photolog showing identified significant deficiencies at all facilities is provided in the full version of this report.



**PHOTOGRAPH 1.1:**  
A Pod - A1030



**PHOTOGRAPH 1.2:**  
A Pod - A1030



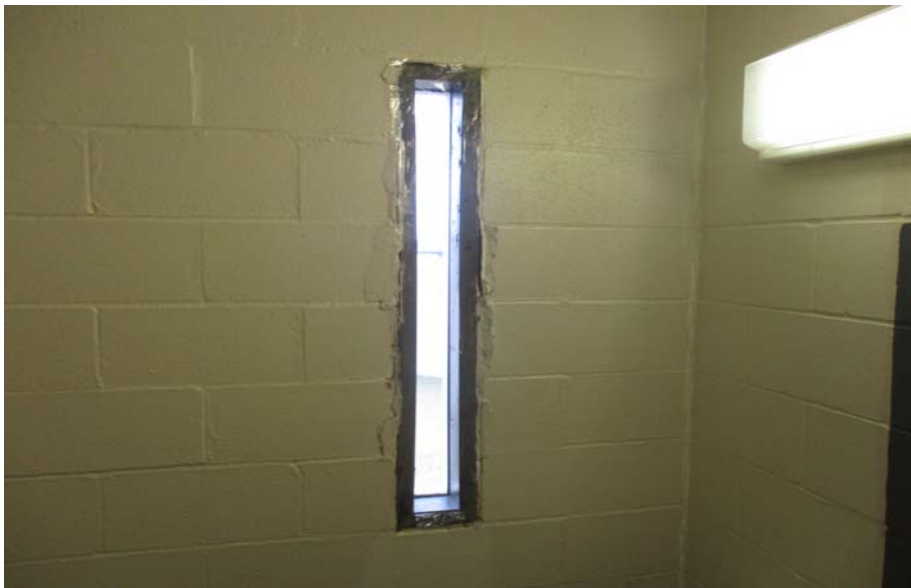
**PHOTOGRAPH 1.3:**  
A Pod - B2010



**PHOTOGRAPH 1.4:**  
A Pod - B2010



**PHOTOGRAPH 1.5:**  
A Pod - B2020



**PHOTOGRAPH 1.6:**  
A Pod - B2020



**PHOTOGRAPH 1.7:**  
A Pod - B3010



**PHOTOGRAPH 1.8:**  
A Pod - B3010



**PHOTOGRAPH 1.9:**  
A Pod - C1010





**PHOTOGRAPH 1.10:**  
A Pod - C1010



**PHOTOGRAPH 1.11:**  
A Pod - C1020



**PHOTOGRAPH 1.12:**  
A Pod - C1020



**PHOTOGRAPH 1.13:**  
A Pod - C3020



**PHOTOGRAPH 1.14:**  
A Pod - C3020



**PHOTOGRAPH 1.15:**  
A Pod - C3020



**PHOTOGRAPH 1.16:**  
A Pod - C3020



**PHOTOGRAPH 1.17:**  
A Pod - C3030



**PHOTOGRAPH 1.18:**  
A Pod - D2010





**PHOTOGRAPH 1.19:**  
A Pod - D2010



# Appendix D: Environmental Assessment Report



**Integrated  
Environmental  
Solutions, Inc.**

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Crestwood, Illinois 60418-1442  
Telephone: (708) 926-9588  
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HUBZone • SDB • DBE • MBE

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January 3, 2018

Mr. Matt Kutzler, PE, CDT  
Vice President – Engineering Services  
Facility Engineering Associates, PC  
12701 Fair Lakes Circle, Suite 101  
Fairfax, Virginia 22033

**Re: Environmental Survey  
Prairie Correctional Facility  
445 South Munsterman Street  
Appleton, Minnesota  
IES Project No. 35701**

Dear Mr. Kutzler:

Integrated Environmental Solutions, Inc. (IES) is pleased to present our final report of the environmental survey performed as part of the Facility Condition Assessment (FCA) conducted at the State of Minnesota Department of Administration Prairie Correctional Facility (PFC) located at 445 South Munsterman Street in Appleton, Minnesota (Site). The environmental survey was conducted by IES under contract with Facility Engineering Associates, PC (FEA) on behalf of the Minnesota Department of Administration Real Estate and Construction Services (RECS). In accordance with the RECS Request for Proposal dated December 3, 2014 (Revised July 3, 2017), the environmental survey was conducted in order to identify potential environmental issues including asbestos-containing material (ACM); mold; hazardous materials (HazMat), and petroleum, oil and lubricants (POL) storage and/or spills/leaks; above ground and underground storage tanks (AST and UST); and polychlorinated biphenyl (PCB) containing equipment at the Site.



## **1.0 BACKGROUND**

The Site is currently closed, and consists of an 80-acre complex that was constructed by the City of Appleton in 1992. The FCA currently consists of 447,861-square feet of building space, 406,316-square feet of outdoor and recreational space, and a paved parking lot and access road. Corrections Corporation of America purchased the PFC in 1997 and closed the facility in 2010. The existing physical plant includes 447,861-square feet of housing and support buildings. Three expansions have occurred at the facility: 1) 774 beds in September 1997, 2) 212 beds in September 2004, and, 3) 50 beds in May 2006, bringing the total capacity to approximately 1,600 beds. The PFC is currently owned and managed by CoreCivic, based in Nashville, Tennessee. CoreCivic continues to have maintenance staff on-site and has made some repairs and preventive maintenance.

## **2.0 SITE OBSERVATIONS**

IES conducted the FCA environmental survey at the Site from November 14 to 16, 2017, to identify potential environmental issues including mold and associated water damaged areas; HazMat, and POL storage and/or spills/leaks; ASTs and USTs; and PCB-containing equipment at the Site. During the Site survey, Mr. David A. Peña of IES was accompanied by CoreCivic representative, Mr. Robert McCoy. A summary table of Site observations is provided in **Attachment A**. Photographs of select areas taken during IES' survey are provided in **Attachment B**.

### **2.1 ASBESTOS-CONTAINING MATERIAL**

IES visually inspected the Site for exposed, reasonably accessible, suspect ACM. In the late 1970s, the U.S. Environmental Protection Agency issued a rule banning the use of asbestos in U.S. product manufacturing reducing the potential that the observed materials contain asbestos. The Site complex was constructed in 1992. Given the year of construction, IES believes that it is unlikely that ACM would be present within the buildings at the Site. Sampling for asbestos was not conducted at the Site. It should be noted that asbestos cannot be determined visually. If



building renovations or demolition is contemplated in the future, any ACM present should be managed in accordance with local, state, and federal regulations.

## 2.2 MOLD SURVEY

IES visually surveyed the Site for the presence of mold and water intrusion suggestive of mold growth. Common sources of mold/fungi inside buildings include, but are not limited to, air handling system condensate, cooling towers, water-damaged materials, high humidity indoor areas, and damp organic material and porous wet surfaces. Ceiling tiles, gypsum wallboards (dry wall), carpets, wood, and other cellulosic surfaces were given careful attention during the visual Site survey. As summarized in the table below, visible evidence of suspect mold growth was observed in specific areas of buildings A Pod, C-Unit and D Pod, D-Unit. In addition, evidence of water damage and leakage was observed in specific areas of buildings A Pod, C, D, and E-Units; B Pod, A-Unit; D Pod, D-Unit; E Pod, A-Unit; F Pod, F-Unit; Administration, A-gym, and B-gym.

<b>Building Name</b>	<b>Building Type</b>	<b>Location</b>	<b>Description</b>
AC	Housing Unit	Near cell C25	Storage closet adjacent to cell C25 had signs of water leaking from the roof. There is a sheet metal plate on the air duct outside of this storage closet. There were signs of mold around the edges of this cover.
AD	Housing Unit	Near cell D37	The duct outside of cell D37 had signs of water damage.
AE	Housing Unit	Near cell E48	Duct adjacent to cell E48 had signs of water damage above the light fixture.
BA	Housing Unit	Near door to B-Unit	Duct above door leading from A Unit to B Unit has signs of water damage.
DD	Housing Unit		The ceiling air vents in cells D201, D204, D206 and D207 had potential signs of mold, with the vent in cell D204 having the greatest amount of mold.
EA	Housing Unit		Cell A203 had signs of water infiltration from the ceiling.
FF	Housing Unit		Cells F108, F207 and F208 had signs of water infiltration from the ceilings.
Administration	Lobby/Offices	C103, F115	Office C103 had signs of water damage to drop ceiling panels. The closet room in office F115 has signs of water damage to drop ceiling panels.



A-Gym	Gym		Signs of water leaking from the ceiling in A-gym. Offices adjacent to A-gym (A127, A126 and A125) and bathroom A131 all had signs of water damage to the ceilings.
B-Gym	Weight room		Offices adjacent to B-gym, B117 and B118, have signs of water damage to the ceilings. The duct vent in B117 had visible signs of mold.

## 2.2 HAZARDOUS AND NON-HAZARDOUS MATERIALS

During the survey, IES observed old chemicals, their containers were dated 2009, and their respective safety data sheets (SDS) stored in the x-ray film development room of the Medical building. The chemicals observed included the following: T2 Automatic X-Ray Developers Concentrate, Part 1; T2 Automatic X-Ray Fixers Concentrate, Parts A and B; and SaniZide Plus Germicidal Solution. Various new corrosives and flammable chemicals were observed in the warehouse/shop building and are used for facility maintenance. They were properly labeled and stored.

## 2.3 PETROLEUM, OIL AND LUBRICANTS

During the Site survey IES observed no POLs stored or used at the Site.

## 2.4 ABOVE GROUND AND/OR UNDERGROUND STORAGE TANKS

During the Site survey IES no obvious indications of ASTs or USTs were observed, and according to Mr. McCoy, no ASTs or USTs are located at the Site.

## 2.5 POLYCHLORINATED BIPHENYLS (PCBS)

IES conducted the survey in an effort to identify the presence and condition of electrical or hydraulic equipment that is known to, or is likely to contain PCBs in insulating or lubricating materials which may be an environmental concern. During the survey IES identified no potentially PCB-containing equipment.



### **3.0 CONCLUSIONS AND RECOMMENDATIONS**

#### **3.1 MOLD**

Visible evidence of moderate to low mold growth was observed in specific areas of buildings A Pod, C-Unit and D Pod D-Unit. The survey also indicated that there has been water damage and leakage in specific areas of buildings A Pod, C, D, and E-Units; B Pod, A-Unit; D Pod, D-Unit; E Pod, A-Unit; F Pod, F-Unit; Administration, A-gym, and B-gym.

- Areas of visible mold growth should be cleaned and mitigated.
- Pre- post-mitigation indoor air quality (IAQ) sampling and analyses should be conducted to evaluate the absence/presence of mold/fungi/bacteria. The IAQ sampling and analyses should be conducted in accordance with American Conference of Governmental Industrial Hygienists (ACGIH), American Industrial Hygiene Association (AIHA) and National Institute of Safety and Health (NIOSH), and any applicable State guidance and recommendations.
- Water-damaged materials should be replaced in order to ensure a healthy environment.
- The extent and cause of water damage (possible roof leaks) should be determined and repaired.
- Air vents and associated ducts which may potentially support biological growth should be cleaned to ensure healthy environment.

#### **3.2 HAZARDOUS AND NON-HAZARDOUS MATERIALS**

The old chemicals stored in the x-ray film development room of the Medical building should be properly labeled, packaged and disposed at a licensed hazardous waste facility.

#### **4.0 LIMITATIONS**

This environmental survey was limited to visual observation of accessible spaces of the Site. It should be noted that it is possible that mold may be present in ductwork, above ceilings, or behind walls. Although a reasonable attempt was made to identify suspect mold in the areas



identified, the inspection techniques used are inherently limited in the sense that only full demolition procedures will reveal all building materials of a structure and therefore all areas of potential fungal growth.

No warranty or guarantee, either expressed or implied, concerning the findings or conclusions of this survey is offered or intended. Rather, it is represented that the scope and performance of the professional services rendered are in accordance with the current state of practice as conducted by similarly qualified practitioners.

IES has appreciated the opportunity of working with FEA on this project. Should you have any questions or require additional information, please contact the undersigned.

Sincerely,

**Integrated Environmental Solutions, Inc.**

David Peña  
Project Manager, E.I.T.

Sudhir Mantri, P.E.  
Principal

Attachments





**ATTACHMENT A**  
**Observations Summary Table**

**Environmental Survey  
Facility Condition Assessment  
Prairie Correctional Facility**

Building Name	Building Type	Room/Area	Mold	HazMat	POL	AST/ UST	PCBs	Comments
AA	Housing Unit <sup>1</sup>							No observed environmental concerns
AB	Housing Unit							No observed environmental concerns
AC	Housing Unit	Near cell C25	X					Storage closet adjacent to cell C25 has signs of water leaking from the roof. There is a sheet metal plate on the air duct outside of this storage closet. There are signs of mold around the edges of this cover.
AD	Housing Unit	Near cell D37						Duct outside of cell D37 has signs of water damage.
AE	Housing Unit	Near cell E48						Duct adjacent to cell E48 has signs of water damage above light fixture.
BA	Housing Unit	Near door to B-Unit						Duct above door leading from A Unit to B Unit has signs of water damage.
BB	Housing Unit							No observed environmental concerns
BC	Housing Unit							No observed environmental concerns
BD	Housing Unit							No observed environmental concerns
BE	Housing Unit							No observed environmental concerns
BF	Housing Unit							No observed environmental concerns
CA	Housing Unit							No observed environmental concerns
CB	Housing Unit							No observed environmental concerns
CC	Housing Unit							No observed environmental concerns
CD	Housing Unit							No observed environmental concerns
CE	Housing Unit							No observed environmental concerns
CF	Housing Unit							No observed environmental concerns
DA	Housing Unit							No observed environmental concerns
DB	Housing Unit							No observed environmental concerns
DC	Housing Unit							No observed environmental concerns
DD	Housing Unit		X					The ceiling air vents in cells D201, D204, D206 & D207 had potential signs of mold with the vent in cell D204 having the greatest amount of mold.
DE	Housing Unit							No observed environmental concerns
DF	Housing Unit							No observed environmental concerns
DG	Housing Unit							No observed environmental concerns
DH	Housing Unit							No observed environmental concerns
DI	Housing Unit							No observed environmental concerns
EA	Housing Unit							Cell A203 has signs of water infiltration from the ceiling.
EB	Housing Unit							No observed environmental concerns
EC	Housing Unit							No observed environmental concerns
ED	Housing Unit <sup>1</sup>							No observed environmental concerns
EE	Housing Unit <sup>1</sup>							No observed environmental concerns
EF	Housing Unit <sup>1</sup>							No observed environmental concerns
FA	Housing Unit							No observed environmental concerns
FB	Housing Unit							No observed environmental concerns

**Environmental Survey  
Facility Condition Assessment  
Prairie Correctional Facility**

Building Name	Building Type	Room/Area	Mold	HazMat	POL	AST/ UST	PCBs	Comments
FC	Housing Unit							No observed environmental concerns
FD	Housing Unit							No observed environmental concerns
FE	Housing Unit							No observed environmental concerns
FF	Housing Unit							Cells F108, F207 and F208 had signs of water infiltration from the ceilings.
Administration	Lobby/Offices	C103, F115						Office C103 had signs of water damage to drop ceiling panels. The closet room in office F115 has signs of water damage to drop ceiling panels.
Kitchen	Kitchen							No observed environmental concerns
Warehouse	Warehouse							No observed environmental concerns
Woodshop	VoTech							No observed environmental concerns
Laundry	Laundry							No observed environmental concerns
Medical	Medical			X				Old chemicals in the x-ray film development room should be properly disposed of.
Education	Class Rooms							No observed environmental concerns
Library/Chapel	Library/Chapel							No observed environmental concerns
Maintenance	Maintenance							No observed environmental concerns
A-gym	Gym							Signs of water leaking from the ceiling in A-gym. Offices adjacent to A-gym (A127, A126, A125) and bathroom A131 all have signs of water damage to ceilings.
B-gym	Weight Room		X					Offices adjacent to B-gym, B117 & B118, have signs of water damage to ceilings. The duct vent in B117 had signs of mold on it.
C-gym	Basketball gym							No observed environmental concerns
Armory	Armory							No observed environmental concerns
Jacobs	Industry Building							No observed environmental concerns
Misc. Walk-ways, sheds, guard shack, truck sallyport, etc.								No observed environmental concerns
Yard-1	Outside recreation							No observed environmental concerns
Yard-2	Outside recreation							No observed environmental concerns
Yard-3	Outside recreation							No observed environmental concerns
Paved areas	Parking lot and truck access roads							No observed environmental concerns

**Notes:**

<sup>1</sup> Restrictive Housing

HazMat - Hazardous material

POL - Petroleum, oil or lubricant

AST/UST - Above ground or underground storage tank

PCBs - Polychlorinated biphenyl-containing equipment



**ATTACHMENT B**  
**Site Photographs**

**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of floor stains in  
the storage room  
adjacent A Pod C-Unit  
cell C25. The roof of  
the room has leaked in  
multiple areas.

Photograph No. 1



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of a sheet metal  
plate with signs of  
mold around it. The  
plate covers an  
opening used to clean  
the ducts adjacent to  
the area in Photo 1.

Photograph No. 2



**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of water damage  
from a leak to the  
ceiling adjacent to A  
Pod, E-Unit cell E48.

Photograph No. 3



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of water damage  
to the duct above the  
door in A Pod leading  
from A-Unit to B-Unit.  
Water damage was also  
observed on a mirror  
below this area.

Photograph No. 4





**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of the air vent in  
D Pod, D-Unit, cell  
D204 with signs of  
mold on the grate.

Photograph No. 5



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of typical signs  
of water leaks in F  
Pod, F-Unit cells  
F108, F207 and F208.  
Water streaks are seen  
below the light fixture.

Photograph No. 6



**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of water damage  
streaks from the ceiling  
running down the wall  
in E Pod, A-Unit cell  
A203.

Photograph No. 7



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of water damage  
to the drop ceiling  
panels in the closet  
room in office F115.

Photograph No. 8





**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of a drop ceiling  
panel with water  
damage in the Support  
Services area, the  
office of the Regional  
Director for Health  
Services.

Photograph No. 9



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of water damage  
down the walls of A-  
gym.

Photograph No. 10



**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of mold on an  
air vent in office B117  
in the case  
management area.

Photograph No. 11



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of chemical  
storage in cabinets in  
the x-ray development  
room in the medical  
area.

Photograph No. 12





# Appendix E: Pavement and Fencing Assessment



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## Condition Assessment of Pavements and Fencing

### Pavements

The pavement areas were split up to allow ease of visibility and understanding:

- Access road from highway to main car park: 2,700 Square Yards (SY)
- Perimeter road at 24-foot width: 5,650 SY
- Perimeter road at 15-foot width: 1,950 SY
- Jacobs building parking and perimeter road: 4,200 SY
- Main parking lot: 9,950 SY
- Inner courtyard/sally port: 2,950 SY

The pavement was asphaltic concrete on an 8-inch crushed aggregate base, with a 2-inch leveling course with prime coat for the 15-foot roadways, and a 3.5-inch binder course with prime coat and a 2-inch leveling course for the 24-foot roadway.

The main car parking area, inner courtyard and Jacobs building parking was 5.5-inch asphaltic concrete on compacted subgrade.

The pavements were in poor condition throughout with potholes and full depth cracking extant.

The Jacobs building parking was reportedly replaced in the early 2000's. All other pavements were reportedly original.

It is recommended that a complete replacement of all pavements be completed.

Photographs 1 through 17 below show representative conditions observed.

### Fencing

The perimeter was approximately 6,250 linear feet in length. The fence ranged in height from approximately 8 feet at the roof above the main entry, to 12 feet around the Jacobs building, and 16 feet around the main complex perimeter.

The perimeter fence consisted of an inner and outer fence, with a dog walk area between both. The fence posts were galvanized steel set in concrete and were in excellent condition with no damage or rust visible. The Jacobs building had a similar double fence around the building, except for the East side entrance/loading dock, which had a single fence. The fence around the Jacobs building was not electrified.

The main chain link fence was sound throughout its entire length and was in excellent condition. The stainless-steel razor wire in the dog walk area attached to the outside fence was also in excellent condition.



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There was razor wire on the top return of the outer fence and it was securely fastened and in excellent condition.

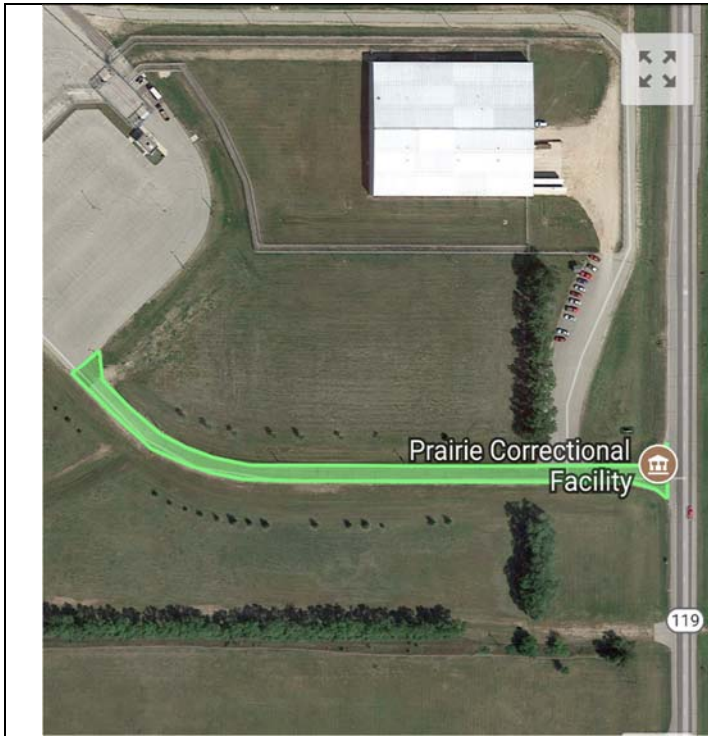
Attached to the inner side of the inner fence were 52 high-tension conductive wires that were permanently electrified, reportedly at approximately 45-thousand volts at a few milliamps. The fence at the roof over the top of the entry of the Support Services building contained 25 electrified wires.

The system was split into 8 zones and was independently powered by the security cameras situated around the perimeter. The control boxes for the system were located at the main entrance in the dog walk area and energized the wires at random intervals.

The system, in its entirety, was in excellent condition throughout.

Photographs 18 through 25 below show representative conditions observed.





**Photograph No. 1**

Access road from highway to main car park

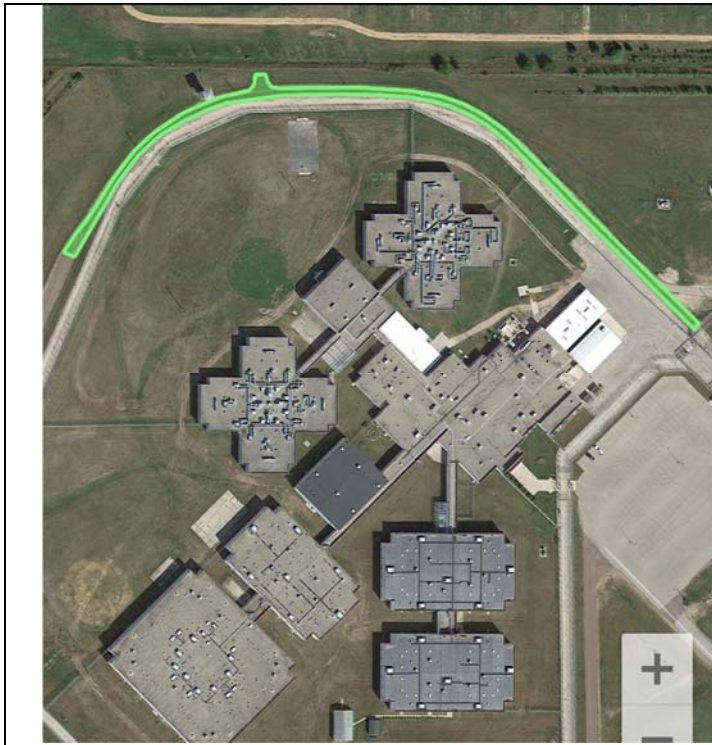
2,700 Square Yards



**Photograph No. 2**

Main car park

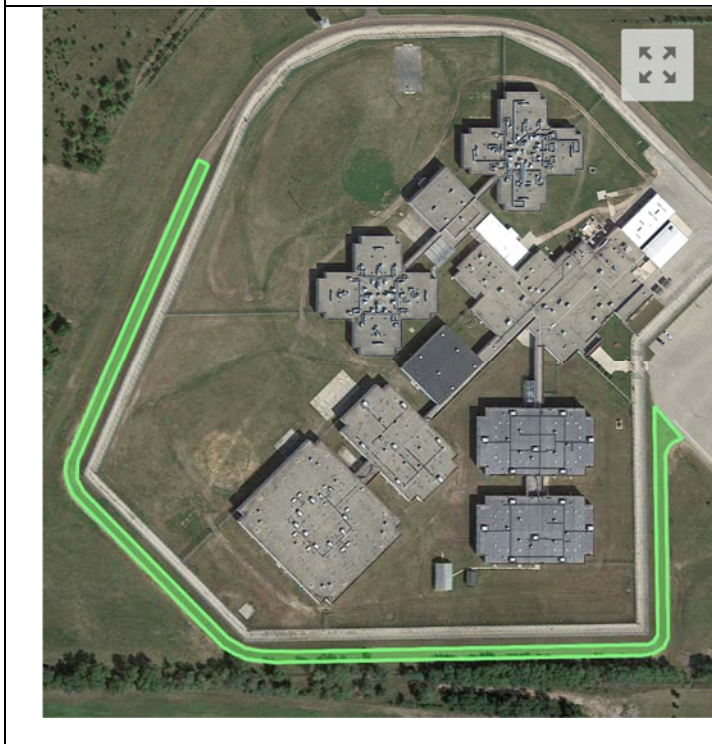
9,950 Square Yards



**Photograph No. 3**

Perimeter road at 15-foot  
width

1,950 Square Yards



**Photograph No. 4**

Perimeter road at 24-foot  
width

5,650 Square Yards





**Photograph No. 5**

Jacobs building parking and perimeter road

4,200 Square Yards



**Photograph No. 6**

Inner courtyard and sally port

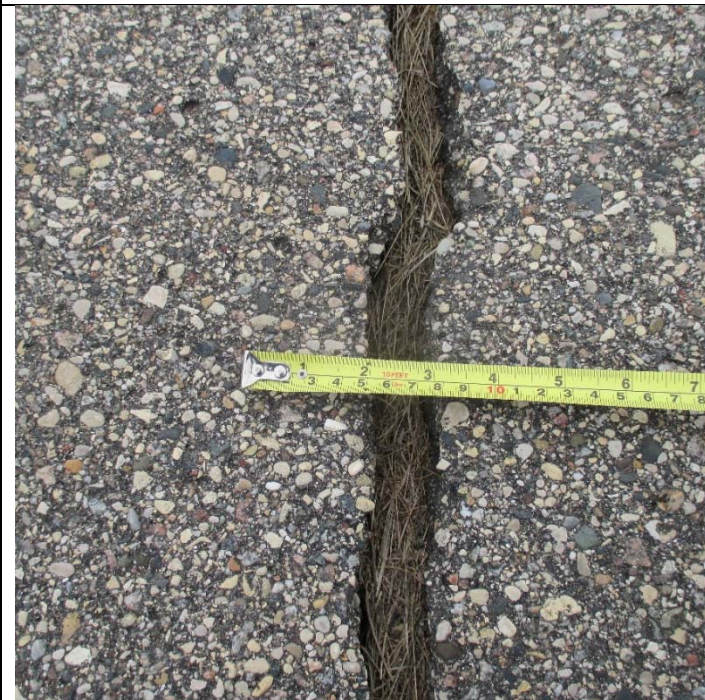
2,950 Square Yards





**Photograph No. 7**

Full depth cracking at carpark



**Photograph No. 8**

Cracking pavement adjacent to Armory



**Photograph No. 9**  
Inner courtyard area



**Photograph No. 10**  
Pothole on 15-foot perimeter  
road close to guard tower





**Photograph No. 11**  
24-foot perimeter road



**Photograph No. 12**  
24-foot perimeter road



**Photograph No. 13**

Carpark overview



**Photograph No. 14**

Sally Port





**Photograph No. 15**

Sally Port



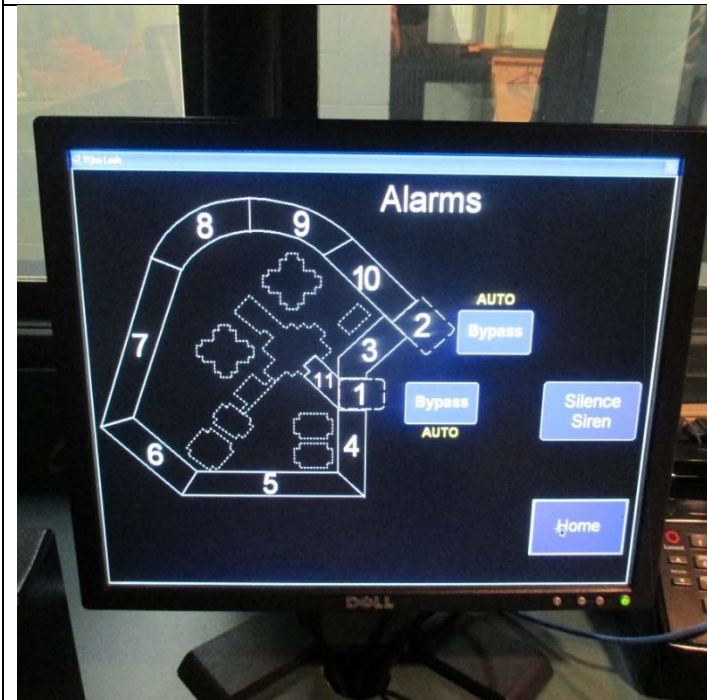
**Photograph No. 16**

Main access road



**Photograph No. 17**

Main access road



**Photograph No. 188**

Security fencing zones shown  
in security office





**Photograph No. 19**

Main entrance



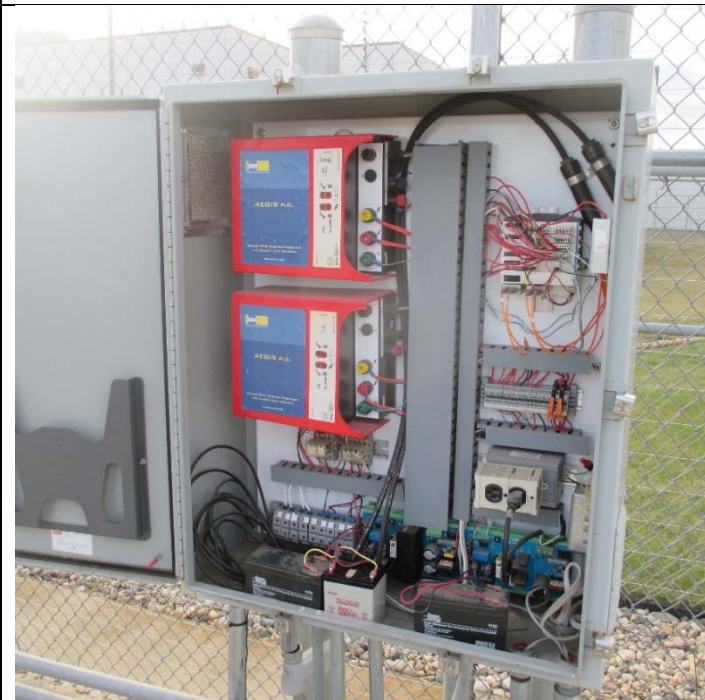
**Photograph No. 20**

16- and 14-foot fencing height change adjacent to guard tower



**Photograph No. 21**

Single 10-foot fence around  
Jacobs Building



**Photograph No. 22**

Main energizer and control  
box for fence in dog walk area  
by main entrance





**Photograph No. 23**

Overview of high tension cable at main entrance.



**Photograph No. 24**

25-foot high tension cable fence on roof of main entrance



**Photograph No. 25**

Overview of entrance to Sally Port



## Appendix F: Sample Interview Form

Interview forms were completed by CoreCivic and reviewed by FEA's assessors as part of the assessment. The interview form for one facility (A Pod) is provided in this appendix as an example to show typical details provided. All interview forms for the facilities are provided in the full version of this report.

Person Responding _____	Position: _____
Time Worked at Facility _____	Phone Number: _____
	Date of Response: _____

**GENERAL INFORMATION**

What is the year of Construction of the original building? 1991 Are there additions:  Yes  No  
Year of Addition #1: \_\_\_\_\_ Addition #2: \_\_\_\_\_ Addition #3: \_\_\_\_\_ Addition #4: \_\_\_\_\_  
Please outline locations of additions on attached floor plan. If more than 4 additions, indicate and date on plan.

Do you have any drawings more current/accurate than the attached:  Yes  No

Do you have any original architectural or structural drawings:  Yes  No If Yes (check all that apply):  
Are they?:  Hardcopy only  PDF  AutoCAD  
Contact Name/Phone # to obtain electronic copies: \_\_\_\_\_

**A10 - SUBSTRUCTURE**

Type of Foundation:  Perimeter footings with slab-on-grade  Deep Foundations (piers, structural floor)  
 Unknown

Do you have HVAC support tunnels?  Yes  No  Unknown (If Yes, please show on drawing)

Any known foundation problems?  Yes  No  Unknown (If Yes, please describe below)

Any previous foundation repairs?  Yes  No  Unknown (If Yes, please describe below)

Any history of Radon issues?  Yes  No  Unknown (If Yes, please describe below)

Have studies been conducted or reports prepared for Structure/Foundation?  Yes  No  Unknown

Other Comments:  
\_\_\_\_\_  
\_\_\_\_\_

**A20 - BASEMENT**

Is a Basement Present?  Yes  No  
If yes, show the location on the drawing.

Are there any leaks?  Yes  No  
If yes, describe: \_\_\_\_\_

Is there any damage?  Yes  No  
If yes, describe: \_\_\_\_\_



**B10 - SUPERSTRUCTURE**

Is an Elevated Floor Present?  Yes  No If yes, what type?

- Cast-In-Place Concrete  Steel Framing w/concrete&metal deck
- Precast frame  CIP columns/beams with precast deck  Wood Framing on Load Bearing Walls
- Wood Stick Framed Construction  Heavy Timber

Type of Roof Structure?

- Cast-In-Place Concrete  Steel Framing w/concrete&metal deck  Steel Framing w/ metal only deck
- Precast frame  CIP columns/beams with precast deck  Wood Framing on Load Bearing Walls
- Wood Stick Framed Construction  Heavy Timber

Are there any problems, movement, or distress associated with the elevated floor structure?  Yes  No

If yes, describe: \_\_\_\_\_

Are there any problems, movement, or distress associated with the roof structure?  Yes  No

If yes, describe: \_\_\_\_\_

**B20 - EXTERIOR WALLS/WINDOWS**

Are the Exterior Wall Systems original:  Yes  No  Unknown Date Installed: \_\_\_\_\_

Are the Doors original:  Yes  No  Unknown If No, year(s) of replacement: \_\_\_\_\_

Are the Windows original:  Yes  No  Unknown If No, year(s) of replacement: \_\_\_\_\_

Type of Windows  Single Pane \_\_\_\_\_%  Double Pane \_\_\_\_\_%  Other \_\_\_\_\_

Are there exterior wall leaks?  Yes  No  Unknown (If yes, please describe below.)

- Isolated/Sporadic  Seasonal  Chronic

Are there exterior window/door leaks?  Yes  No  Unknown (If yes, please describe below.)

- Isolated/Sporadic  Seasonal  Chronic

Other Comments:

\_\_\_\_\_

\_\_\_\_\_

**B30 - ROOFING**

Type of Roof Systems (check all that apply):

- Built-up with Gravel Surfacing  
  Built-up with Granule Cap  
  EPDM  
  TPO  
  Hypalon  
 Metal  
  Polyurethane Foam  
  Shingles - Asphalt  
  Concrete Tile  
  Clay Tile  
  Plaza Deck

Please describe age of roof by Area and indicate if any of the roofs are under warranty (ex: main building – original; K-wing – replaced 2001- manufacturer warranty, Gym – 2012 - 20 YR NDL, etc.)  
 Original \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Do any roof areas have multiple roofs? If so, please describe by Area (ex: main building – original BUR with foam recover roof.)  
 \_\_\_\_\_  
 \_\_\_\_\_

Do you have active roof leaks?  Yes  No  
 If leaks, how often?  Every Rain  Periodically  1-2 per year

Other Comments:  
 \_\_\_\_\_  
 \_\_\_\_\_

**C30 - INTERIOR PARTITIONS AND FINISHES**

Type of Wall Finishes (check all that apply)

Present	Material	Average Age	Present	Material	Average Age
<input type="checkbox"/>	Painted Drywall		<input type="checkbox"/>	Vinyl Composite Tile	
<input checked="" type="checkbox"/>	Painted Concrete Block		<input type="checkbox"/>	Vinyl Tile	
<input type="checkbox"/>	Painted Woodwork		<input type="checkbox"/>	Natural Clay Tile	
<input type="checkbox"/>	Medium Weight Vinyl		<input type="checkbox"/>	Natural Stone Tile	
<input type="checkbox"/>	Heavy Weight Vinyl		<input type="checkbox"/>	Synthetic Marble Tile	
<input type="checkbox"/>	Wood Paneling		<input type="checkbox"/>	Natural Marble Tile	
<input type="checkbox"/>			<input type="checkbox"/>		



Type of Floor Finishes (check all that apply)

Present	Material	Average Age	Present	Material	Average Age
<input checked="" type="checkbox"/>	Exposed Concrete		<input type="checkbox"/>	Vinyl Composite Tile	
<input type="checkbox"/>	Traffic Coating		<input checked="" type="checkbox"/>	Vinyl Tile	
<input type="checkbox"/>	Epoxy Coating		<input type="checkbox"/>	Natural Clay Tile	
<input type="checkbox"/>	Terrazzo		<input type="checkbox"/>	Natural Stone Tile	
<input type="checkbox"/>	Nylon Carpet w/o Padding		<input type="checkbox"/>	Synthetic Marble Tile	
<input type="checkbox"/>	Nylon Carpet w/ Padding		<input type="checkbox"/>	Natural Marble Tile	
<input type="checkbox"/>	Wool Carpet w/ Padding		<input type="checkbox"/>	Hardwood Flooring	
<input type="checkbox"/>			<input type="checkbox"/>		

Type of Ceiling Finishes (check all that apply)

Present	Material	Average Age	Present	Material	Average Age
<input checked="" type="checkbox"/>	Gypsum Board		<input type="checkbox"/>	Plaster	
<input checked="" type="checkbox"/>	Acoustic Ceiling Tiles		<input type="checkbox"/>	Crown Molding	
<input type="checkbox"/>			<input type="checkbox"/>		

% of finishes that are standard (Class B): \_\_\_\_\_

% of finishes that are deluxe (Class A): \_\_\_\_\_

Please describe any interior renovations within the last 10 years below (by location and year):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Are the Doors original:  Yes  No  Unknown      If No, year(s) of replacement: \_\_\_\_\_

Is the Door hardware original:  Yes  No  Unknown      If No, year(s) of replacement: \_\_\_\_\_

Are toilet partitions original:  Yes  No  Unknown      If No, year(s) of replacement: \_\_\_\_\_



Building Name: A Pod

Building Number: \_\_\_\_\_

**D1010 - ELEVATORS (CONVEYING SYSTEMS)**  N/A

Number of Elevators: 0 Age of elevators:  Original Date \_\_\_\_\_  Unknown

Are elevators regularly maintained?  Yes  No  Unknown

Are parts available for maintenance?  Yes  No  Unknown

Has the control system been upgraded?  Yes Date: \_\_\_\_\_  No  Unknown

Are state/local certificates current?  Yes  No

Are the elevators reliable?  Yes  No If yes briefly describe below:

Any Major problems or repairs within the last 5 years? (Describe by issue and date): \_\_\_\_\_

**D1013 - LIFTS (CONVEYING SYSTEMS)**  N/A

Number of lifts: 0 Age of lifts:  Original Date \_\_\_\_\_  Unknown

Are lifts regularly maintained?  Yes  No  Unknown

Are parts available for maintenance?  Yes  No  Unknown

Are state/local certificates current?  Yes  No  Unknown

Are the lifts reliable?  Yes  No If yes briefly describe below:

Any Major problems or repairs within the last 5 years? (Describe by issue and date): \_\_\_\_\_

**D2010 – PLUMBING FIXTURES**

Type of Plumbing Fixtures (check all that apply)

Present	Fixture	Average Age	Present	Fixture	Average Age
<input checked="" type="checkbox"/>	Water Closet – Floor Mounted	20	<input checked="" type="checkbox"/>	Lavatory	
<input checked="" type="checkbox"/>	Water Closet – Wall Mounted	20	<input checked="" type="checkbox"/>	Service Sink	
<input checked="" type="checkbox"/>	Urinal – Wall Mounted	20	<input type="checkbox"/>		

Do building’s fixtures function properly?  Yes  No

Do building’s fixtures leak on the water supply side?  Frequently  Infrequently  No

Do building’s fixtures leak on the drain side?  Frequently  Infrequently  No

Please describe any renovations/replacements within the last 10 years below (by type and year) or any comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Water supply source:  On-site well  Municipal supplier  
Have backflow preventers been installed?  Yes  No  Unknown  
Type of water piping?  Galv. Steel  Copper  CPVC  Polybutylene  Other \_\_\_\_\_  
Problems with Pinholes?  Yes  No  Unknown  
Age of water piping: \_\_\_\_\_  
Do building's water lines leak?  Frequently  Infrequently  No

Sanitary System Discharge:

Septic field: Location: \_\_\_\_\_  
Does septic field work properly?  Yes  No If no, describe problem: \_\_\_\_\_  
Are state/local certificates current?  Yes  No  Unknown  
 On-site plant: Age: \_\_\_\_\_  Unknown  N/A Capacity: \_\_\_\_\_ (gpd)  Unknown  
Is sewage treatment plant reliable?  Yes  No If no, describe problem: \_\_\_\_\_  
Are state/local certificates current?  Yes  No  Unknown  
 Municipal System: Utility Authority: Appleton, MN  
Do you have on site lift stations?  Yes  No  Unknown - Frequency of Maintenance?: \_\_\_\_\_  
Type of Sanitary Piping?  Cast Iron  PVC  V. Clay  Other, describe: \_\_\_\_\_  
Age of Sanitary Piping:  Original Date 1991  Unknown  
Do the sanitary lines leak or have problems at joints/piping?  Frequently  Infrequently  No  
Do building's sanitary lines leak from the plumbing fixture?  Frequently  Infrequently  No  
Do clean-outs exist?  Yes  No  Unknown Properly placed and identified? \_\_\_\_\_  
Any Major Renovations/Repairs completed? (Describe by location and date):  
\_\_\_\_\_  
\_\_\_\_\_



**D2020 – WATER HEATERS**

How is water heated:  Domestic Water Heater (s)  Transfer from Heating Boilers  Unknown

Age of domestic water heater(s): \_\_\_\_\_

Have studies been conducted or reports prepared for the water distribution system?  Yes  No

Any Major Renovations/Repairs completed? (Describe by location and date):  
\_\_\_\_\_  
\_\_\_\_\_

**D2040 – STORM DRAINAGE**

Storm Drainage Piping Through and Under the Building Only: (Does not extend beyond 5-ft from the building)

Type of Storm Piping?  Cast Iron  PVC  Concrete  Steel  HDPE  Other: \_\_\_\_\_

Any Major Renovations/Repairs completed? (Describe by location and date):  
\_\_\_\_\_  
\_\_\_\_\_

**D3010 – ENERGY SUPPLY SYSTEMS**

Natural Gas:  Yes  No Fuel Oil:  Yes  No

Coal:  Yes  No Solar:  Yes  No

Wind:  Yes  No

Who owns the transformers:  Building  Local Utility

Capacity of main electrical site transformer: \_\_\_\_\_ Amps  Unknown

Age of Solar Components:  Original Date \_\_\_\_\_  Unknown

Portion of building Served: \_\_\_\_\_

Age of Wind Components:  Original Date \_\_\_\_\_  Unknown

Portion of building Served: \_\_\_\_\_

**D3011 – GEOTHERMAL HEATING/COOLING SUPPLY**

N/A

Type of system?  In-ground Wells  Ponds  Ground Fields

Other (please describe): \_\_\_\_\_

Age of System:  Original Date \_\_\_\_\_  Unknown

Type of Piping: \_\_\_\_\_

Number of Wells: \_\_\_\_\_

Any Major Problems or Repairs required since original construction? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

Building Name: A Pod

Building Number:

**D3020 – FIREPLACES**

N/A

Type of Fireplace:  Gas  Wood  Pellet  Combo: \_\_\_\_\_

Are there any problems with the chimney?  Yes  No If yes, briefly describe below:

\_\_\_\_\_  
\_\_\_\_\_

**D3020 – HVAC SYSTEMS - SUMMARY/MISC QUESTIONS**

Provide a brief summary description of how the building is heated (example: boiler with hot water loop feeding radiators and unit ventilators, split system with gas furnace, air handlers with electric re-heat coils, etc.):

Rooftop Units

\_\_\_\_\_  
\_\_\_\_\_

Provide a brief summary description of how the building is cooled (example: swamp coolers in the common corridors, individual split system for computer room, window unit in break room, chiller with cold water loop feeding AHUs, condensing unit installed within original AHUs, etc ):

Rooftop Units

\_\_\_\_\_  
\_\_\_\_\_

Is outside air provided and distributed through the building (example: swamp coolers in the common corridors, roof top air handling units, or forced air ventilation, If so, how?

A and B pods are ventilated with ERV units.

\_\_\_\_\_  
\_\_\_\_\_

**D3020 – CENTRAL PLANT – STEAM AND HEATING HOT WATER SYSTEMS**

N/A

Type of Boilers:  Standard  High Efficiency Boiler Fuels:  Natural Gas  Heating Oil  Coal

% Building Heated by Boiler System \_\_\_\_\_

Number of Boilers: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

When were they last inspected? Date \_\_\_\_\_  Unknown

Is sufficient heating capacity provided to distribution system?  Yes  No

Is Water Treatment Provided?  Yes  No

Any problems with pipe corrosion, frequent leaks, etc?  Yes  No

Any Major problems, repairs, or proactive maintenance performed within the last 10 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**D3030 - HVAC – CHILLED WATER COOLING SYSTEMS**

N/A

% Building Cooled by Central Plant System: \_\_\_\_\_

Number of Chillers: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

Is maintenance regularly scheduled?  Yes  No

Is sufficient cooling capacity provided to distribution system?  Yes  No

Any Major problems, repairs, or proactive maintenance performed within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

Number of Cooling Towers: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

Is maintenance regularly scheduled?  Yes  No

Is Water Treatment Provided?  Yes  No

Any Major problems, repairs, or proactive maintenance performed within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

**D3040 - HVAC – CENTRAL PLANT AIR DISTRIBUTION SYSTEMS**

N/A

% Building Heated by Distribution System (radiators, unit ventilators, AHUs, etc): \_\_\_\_\_

% Building Cooled by Air Handling System: \_\_\_\_\_

Age of Systems:  Original Date \_\_\_\_\_  Unknown

Type of air handling systems?

Internal air handling unit with heating and cooling coils (4 pipe system)

Internal air handling unit with single coil (2 pipe system)

VAV Boxes with reheat coils  VAV Boxes with no coils

Exterior air handling units with heating and cooling coils (4 pipe system)

Exterior air handling units with single coil (2 pipe system)

4 pipe system with heat pumps

2 pipe system with heat pumps

Describe your preventative maintenance approach for the air handlers:  
\_\_\_\_\_  
\_\_\_\_\_

Do the systems provide outside air?  Yes  No  Unknown, If Yes, how is it controlled/monitored:

\_\_\_\_\_

What is your typical schedule for filter replacement and condensate pan inspection?

\_\_\_\_\_

Type of ductwork system?

Metal with internal insulation  Metal with external insulation  Ductboard  Flexduct

Age of Ductwork:  Original Date \_\_\_\_\_  Unknown

Any Major problems, repairs, or proactive maintenance performed within the last 10 years? (Describe by issue and date):

\_\_\_\_\_

**D3050 - HVAC – SPLIT SYSTEM AND PACKAGE UNITS**

N/A

Package units present:  N/A - # of Units: 14 Year(s) installed: 2009  Unknown

Areas heated/cooled by package units: 6

Split System units present:  N/A-

# of Condenser Units/heat pumps: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

# of interior fan coils/air handlers: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

Areas heated/cooled by split system units: \_\_\_\_\_

Forced Air Furnaces units present:  N/A- # of Units: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

Areas heated by forced air furnaces units: \_\_\_\_\_

Is cooling adequate for areas served?  Yes  No Is heating adequate for areas served?  Yes  No

Do the systems provide outside air?  Yes  No, If Yes, how is it controlled/monitored:

ERV's on A and B Pods,

What is your typical schedule for filter replacement and condensate pan inspection?

Monthly

Any Major problems or repairs within the last 10 years? (Describe by issue and date):

\_\_\_\_\_



**D3060 – HVAC & HEATING CONTROLS**

Type of Controls:  Pneumatic \_\_\_\_\_ % of building  DDC \_\_\_\_\_ % of Building

Controls Age: Trane Tracer controls new 2017.

If blended system, describe (pneumatic actuators with digital control, etc.): \_\_\_\_\_

Describe control system (ex: one per room, two rooms per single control, etc): \_\_\_\_\_

Any problems with air leaks/function?  Yes  No If yes, describe? \_\_\_\_\_

Are controls adequate?  Yes  No If no, explain problems? \_\_\_\_\_

Any Major problems or repairs within the last 10 years? (Describe by issue and date): \_\_\_\_\_

Tracer system replaced, upgraded 2017.

**D40 - FIRE PROTECTION and ALARMS**

Age of fire protection (sprinkler) system:  Original Date 1991  Unknown  N/A  
100 % of building covered by sprinkler systems.

Age of alarm systems:  Original Date 1991  Unknown  N/A  
100 % of building covered by systems.

Do sprinkler lines leak?  Frequently  Infrequently  No

Type of last repairs/upgrades and dates: \_\_\_\_\_

Date of last inspection: 4/7/17 Location of inspection report:  Local  District Office

Have studies been conducted or reports prepared for fire protection and alarm systems?  Yes  No

**D50 – ELECTRICAL SYSTEMS**

Is distribution wiring aluminum or copper?  Aluminum  Copper

Age of Wiring:  Original Date 1991  Unknown

Do you have enough capacity to the facility (exterior primary transformer)?  Yes  No  Unknown

Do you have enough circuits/capacity within the facility to support technology?  Yes  No  Unknown

Are the outlets conveniently placed for use?  Yes  No

Has there been any major electrical work or renovations?  No  Yes Date \_\_\_\_\_

Description: \_\_\_\_\_

Do you have an emergency generator?  Yes  No ,

If Yes please describe system and age: Detroit - model 2091D369 - 1991



Building Name: A Pod

Building Number:

**D50 – COMMUNICATION/SECURITY SYSTEMS**

Type and location of Communication Systems: \_\_\_\_\_

Age of communication system: \_\_\_\_\_

Are computer systems interconnected via hardwire or wireless?  Wireless  Hard Wired  Both

Age of computer system: \_\_\_\_\_

Technology Backbone:  Coax  CAT5 Cable  CAT6 Cable  Fiber Optics  Wireless

Age of technology backbone: 2016

Do you have an internet and phone system drop in each office/room?  Yes  No  Unknown

Do you have a security/alarm system?  Yes  No

Do you have security cameras?  Yes  No If Yes, location(s) 84 locations

Other Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COMMERCIAL EQUIPMENT – LAUNDRY FACILITY**

N/A

Is a laundry facility provided?  Yes  No If yes, answer the following:

For those major components (counters, cabinets, washing machines, dryers, etc) that were not installed as part of original construction, please indicate component and date of replacement/installation below:

Two 50# Washers, Two 85# Washers, Six 75# Dryers

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**INSTITUTIONAL – JAIL EQUIPMENT**

N/A

Is the cell unit pre-fabricated?  Yes  No

If no, describe: \_\_\_\_\_

Are there working plumbing fixtures within the cell (check all that apply):

Lavatory  Sink  Urinal  Other: \_\_\_\_\_

Age of Cells:  Original Date \_\_\_\_\_  Unknown

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**INSTITUTIONAL - LABORATORY**  N/A

Type of Laboratory Components (check all that apply):

Built-In Laboratory Station  Fume Hood  Glassware Washer  Wall Mounted Laboratory Cabinets

Other: \_\_\_\_\_

Age of Laboratory Components:  Original Date \_\_\_\_\_  Unknown

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there working sinks at the laboratory stations?  Yes  No

Is there access to natural gas at the laboratory stations?  Yes  No

**VEHICLE EQUIPMENT – OVERHEAD CRANES**  N/A

Types of Cranes: \_\_\_\_\_ Capacity: \_\_\_\_\_ Number of Cranes: \_\_\_\_\_

Age of Crane and Components:  Original Date \_\_\_\_\_  Unknown

Describe the safety features: \_\_\_\_\_  
\_\_\_\_\_

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_

**VEHICLE EQUIPMENT – TRUCK WEIGHT SCALES**  N/A

Type of Scale: \_\_\_\_\_ Capacity: \_\_\_\_\_ Number of Scales: \_\_\_\_\_

Age of Scale and Components:  Original Date \_\_\_\_\_  Unknown

Describe the safety features: \_\_\_\_\_  
\_\_\_\_\_

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**VEHICLE EQUIPMENT – BOAT LIFTS**  N/A

Type of Lift: \_\_\_\_\_ Capacity: \_\_\_\_\_ Number of Lifts: \_\_\_\_\_

Age of Lift and Components:  Original Date \_\_\_\_\_  Unknown

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**VEHICLE EQUIPMENT – GARAGE ACCESS EQUIPMENT**  N/A

Is the entrance to the garage manned?  Yes  No

Describe the ticketing and gate equipment at the entrance: \_\_\_\_\_

\_\_\_\_\_

Age of Entrance Equipment:  Original Date \_\_\_\_\_  Unknown

Is the exit to the garage manned?  Yes  No

Describe the ticketing and gate equipment at the exit: \_\_\_\_\_

\_\_\_\_\_

Age of Exit Equipment:  Original Date \_\_\_\_\_  Unknown

**FOOD SERVICE EQUIPMENT**  N/A

What type of kitchen is present:  Serving Kitchen  Full Kitchen

Type of Appliances (check all that apply):

Present	Fixture	Average Age	Present	Fixture	Average Age
<input type="checkbox"/>	Dishwasher		<input type="checkbox"/>	Warming Counter	
<input type="checkbox"/>	Broiler		<input type="checkbox"/>	Range with oven	
<input type="checkbox"/>	Reach in Freezer		<input type="checkbox"/>	Reach in Cooler	
<input type="checkbox"/>	Walk-in Cooler		<input type="checkbox"/>	Walk-in Freezer	
<input type="checkbox"/>	Ice Cube Maker		<input type="checkbox"/>	Pot Sink	
<input type="checkbox"/>	Garbage Disposal		<input type="checkbox"/>	Serving Counter	
<input type="checkbox"/>			<input type="checkbox"/>		

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RESIDENTIAL EQUIPMENT**

N/A

Type of Kitchen Components (check all that apply):

- Refrigerator  Garbage Disposal  Dishwasher  Cook Top Range  Double Oven  
 Fixed Microwave

Wall and Base Cabinets:  Standard  Deluxe

Counter Tops:  Plastic Laminate  Granite

Age of Equipment:  Original Date \_\_\_\_\_  Unknown

**ATHLETIC EQUIPMENT**

N/A

Type of Athletic Space (check all that apply):

- Shooting Range  Sport Court  Sauna  Racquet Ball  Other: \_\_\_\_\_

Age of Equipment:  Original Date \_\_\_\_\_  Unknown

Any Major problems or repairs within the last 10 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGRICULTURAL EQUIPMENT – ANIMAL STORAGE/CAGES**

N/A

Type of Animal Stored:  Carnivorous  Non-carnivorous

Is the cage pre-fabricated:  Yes  No

Age of Cages:  Original Date \_\_\_\_\_  Unknown

Any Major problems or repairs within the last 10 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**AGRICULTURAL EQUIPMENT – FISH HATCHERY/CONCRETE TROUGHS**  N/A

Type and location of Water Circulation Systems: \_\_\_\_\_  
Age of water circulation system: \_\_\_\_\_  
Type Water Filtration Systems: \_\_\_\_\_  
Age of water filtration system: \_\_\_\_\_  
Depth and Size of Trough: \_\_\_\_\_  
Any problems with water leaks or seepage?  Yes  No If yes, describe? \_\_\_\_\_  
Any Major problems or repairs within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

**FIXED FURNISHINGS - SEATING**  N/A

Type of Seating Available (check all that apply):  Auditorium  Bench  Bleachers  
Age of Seating:  Original Date \_\_\_\_\_  Unknown  
Are the auditorium, are the seats upholstered?  Yes  No  N/A  
Are the components functioning properly?  Yes  No  
Age of Upholstery:  Original Date \_\_\_\_\_  Unknown  
Are the bleachers:  Fixed  Motorized  N/A  
Are the components functioning properly?  Yes  No  
Age of Motor and Components: Original Date \_\_\_\_\_ Unknown  
Any Major problems or repairs within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

**FIXED FURNISHINGS - CLINIC**  N/A

Is a clinic or nurse's office provided?  Yes  No, If yes, answer the following:  
For those major components (counters, hard wired equipment, exam tables, cabinets, etc) that were not installed as part of original construction, please indicate component and date of replacement/installation below:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Any Major problems or repairs within the last 5 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

**VAULT TOILET**  N/A

Type of Structure:  Lined Pit  Concrete Vault (If prefabricated, use prefab form)

Age of Structure:  Original Date \_\_\_\_\_  Unknown

Are there any active roof leaks?  Yes  No Are structural issues?  Yes  No

If yes, describe: \_\_\_\_\_  
\_\_\_\_\_

**MULTI-PURPOSE ROOM**  N/A

Room serves as (check all that apply):

Cafeteria Seating  Gymnasium  Auditorium

Age of score boards/sound systems?  Original  Other: \_\_\_\_\_

Age of curtains?  Original  Other: \_\_\_\_\_

Age of flooring?  Original  Other: \_\_\_\_\_

Age of lighting?  Original  Other: \_\_\_\_\_

Any Major problems, repairs, and/or component replacement within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

Please describe any renovations within the last 10 years below (indicate worked performed and year):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GYMNASIUM**  N/A

Type of Gymnasium provided (Check all that apply)?  Single Full Size Competition Floor

Auxiliary Gym  Multiple Competition Floors within single room

Is an indoor track provided:  Indoor Competition Track  Indoor running track/loop  No

# of sets of locker rooms provided: 0 Described as:

Separate Locker Rooms provided for each Gym  Locker rooms shared between multiple gyms

Separate Varsity/JV Locker Rooms

Age of score boards/sound systems?  Original  Other: \_\_\_\_\_

Age of seating systems?  Original Other: \_\_\_\_\_ Any Issues: \_\_\_\_\_  
\_\_\_\_\_

Date of last floor refinishing? \_\_\_\_\_  
\_\_\_\_\_



Any Major problems, repairs, and/or component replacement within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

Please describe any renovations within the last 10 years below (indicate worked performed and year):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>AUDITORIUM</b>	<input checked="" type="checkbox"/> N/A
-------------------	---

Age of lighting systems?  Original  Other: \_\_\_\_\_

Are sufficient controls provided for lighting systems?  Yes  No If No, describe below:

Age of sound systems?  Original  Other: \_\_\_\_\_

Are sufficient controls provided for sound systems?  Yes  No If No, describe below:

Is a separate sound control room provided?  Yes  No

Any issue with stage floor/stage handling equipment?  No  Yes, If Yes, please describe below:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any Major problems, repairs, and/or component replacement within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

Please describe any renovations within the last 10 years below (indicate worked performed and year):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>REFRIGERATED STORAGE ROOM</b>	<input checked="" type="checkbox"/> N/A
----------------------------------	---

Is the cold storage room pre-fabricated?  Yes  No

If no, describe: \_\_\_\_\_

**(If stand-alone prefabricated "building", use prefab form)**

Age of Cold Storage Room:  Original    Date \_\_\_\_\_  Unknown

Are there any problems with the refrigeration system?  Yes  No

If yes, describe: \_\_\_\_\_

Is the refrigeration system original?  Yes  No

If no, when was it modified: \_\_\_\_\_

**HAZMAT STORAGE ROOM**  N/A

Type of Structure:  CMU Block  Stick Framed  Pre-fabricated  
**(If stand-alone prefabricated “building”, use prefab form)**

Age of Structure:  Original Date \_\_\_\_\_  Unknown

Are there any active leaks?  Yes  No  
If yes, describe: \_\_\_\_\_

Is a sprinkler system present?  Yes  No  
If yes, describe: \_\_\_\_\_

Age of Room  Original Date \_\_\_\_\_  Unknown

Are there any problems with the sprinkler system?  Yes  No  
If yes, describe: \_\_\_\_\_

**AQUATIC FACILITIES**  N/A

Type of pool treatment:  Chemical  Salt/Saline  Other: \_\_\_\_\_

Age of pool filter/circulation systems?  Original  Other: \_\_\_\_\_

Date of last pool resurfacing? \_\_\_\_\_

Age of lighting systems?  Original  Other: \_\_\_\_\_

Are sufficient controls provided for lighting systems?  Yes  No, If No, please describe below:

Age of score boards/sound systems?  Original  Other: \_\_\_\_\_

Are separate Varsity/JV locker rooms provided?  No  Yes

Any issue with leaks?  No  Yes If Yes, describe below:

\_\_\_\_\_  
\_\_\_\_\_

Any Major problems, repairs, and/or component replacement within the last 10 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_

Please describe any renovations within the last 10 years below (indicate worked performed and year):

\_\_\_\_\_  
\_\_\_\_\_



**ICE RINK**  N/A

Are there any problems with the chillers?  Yes  No

If yes, describe: \_\_\_\_\_

Age of Chillers:  Original Date \_\_\_\_\_  Unknown

Are there any problems with the dehumidification system?  Yes  No

If yes, describe: \_\_\_\_\_

Age of Dehumidification System:  Original Date \_\_\_\_\_  Unknown

Are there any problems with the ice making system?  Yes  No

If yes, describe: \_\_\_\_\_

Age of Ice Making System:  Original Date \_\_\_\_\_  Unknown

Are there any problems with the boards or glass?  Yes  No

If yes, describe: \_\_\_\_\_

Age of Boards and Glass:  Original Date \_\_\_\_\_  Unknown

Please describe any renovations within the last 10 years below (indicate worked performed and year):

\_\_\_\_\_  
\_\_\_\_\_



**Kelly Durham**  
*Managing Director, State Partnership Relations*

Wayne Waslaski  
Senior Director, Real Estate and Construction Services  
MN Department of Administration  
50 Sherburne Ave, Rm 309  
St. Paul, MN 55155  
Email: [wayne.waslaski@state.mn.us](mailto:wayne.waslaski@state.mn.us)

December 5, 2017

Dear Mr. Waslaski:

Thank you for reaching out to us as you work through the facility assessment of our Prairie Correctional Facility in Appleton. We appreciate the opportunity to provide information that we believe will be beneficial to the analysis. Please see our response to your questions below. In addition to our responses we have included two attachments to this email to help facilitate information. Those attachments include a) a draft lease which contains the provisions of the transaction as well as a comprehensive facility maintenance plan; and b) a list of all capitalized equipment as well as all FF&E that would be included in a lease. If you have any questions or require more clarification, please do not hesitate to ask.

1. Purchase Price

The purchase price of the facility is \$74.1 million

2. List of equipment included in a sale

Please see the equipment that would be included in a sale as an addendum attached to this email.

3. Annual total gross rent to lease the entire facility on five and ten year term

The annual gross rent to lease the entire facility is \$8 million in year 1 of the agreement with an annual inflator starting in year 2 based on CPI for a five year term or \$7.5 million in year 1 with an annual inflator starting in year 2 based on CPI for a ten year term. As noted below, all utility payments would be the responsibility of the tenant. For planning purposes, utility costs at Prairie during the time period the facility was last fully operational was approximately \$1.2 million.


4. Same question but without the industrial building

We do not envision leasing the facility without access to the industrial building as that building has no value to us as a stand-alone asset.

5. Annual total rent to lease the entire facility on five and ten year term if the tenant is responsible for paying utilities  
All utility payments would be the responsibility of the tenant.
6. Same question but without the industrial building  
See response above on the industrial building.
7. List of any tenant responsibilities for maintenance and repairs (other than due to damage caused by the tenant) to the building and equipment  
We have included a draft lease that includes a comprehensive "Facility Maintenance Plan" as an attachment to this email. That plan is referenced as Exhibit B in the Draft Lease document.
8. Staffing levels provided with the lease (i.e. number of FTEs and positions) for maintenance of facility  
Our staffing compliment would include 12 FTE positions as delineated below:

Maintenance Supervisor	1
Assistant Maintenance Supervisor	1
Administrative Clerk	1
Locksmith	1
Electronic Technician	1
HVAC Technician	1
Plumber	2
Maintenance Worker	3
Groundskeeper	1

Sincerely,



Kelly Durham

Managing Director, State Partnership Relations

Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity
	161900				
PRINTER HP LASERJET	SUSEF092746	17666	3/1/1998	4/1/1998	1
HUB SMC 24 PORT		18537	5/1/1998	6/1/1998	0.02
COMPUTER/MONITOR HP VECTRA	SUS82008137	18758	6/1/1998	7/1/1998	1
COMPUTER HP VECTRA VL7	US81920419	18759	6/1/1998	7/1/1998	1
COMPUTER EQUIPMENT		19770	8/1/1998	9/1/1998	1
PRINTER HP LAESRJET 4000	SUSMB255409	21630	12/1/1998	1/1/1999	1
BARCODE READER KRONOS 480F		22974	6/1/1999	10/1/2000	1
SOFTWARE TKC 500 WIN3A 1-US		22975	6/1/1999	10/1/2000	1
ADTRAN TSU LT SINGLE PORT		40607	6/1/2001	6/1/2001	1
TAPE DRIVE SURESTORE	SIE24181827	40812	9/1/2001	9/1/2001	1
COMPUTER GX150 W/INTEL PENT	BGPP011	40989	11/1/2001	11/1/2001	1
COMPUTER EQUIP		41275	3/1/2002	3/1/2002	1
PRINTER CARD FARGO PERSONA	A2390141	42228	10/1/2002	10/1/2002	1
PRINTER OKIDATA MICROLINE		42679	2/1/2003	2/1/2003	1
PROCURVE SWITCH HP		43510	7/1/2003	7/1/2003	1
TRAVEL EXP - PC FIELD SETUP		43628	8/1/2003	8/1/2003	1
PROCURVE SWITH HP MINI-GBIC		43780	8/1/2003	8/1/2003	1
INT DAT TAPE DRIVE 20/40GB		43781	8/1/2003	8/1/2003	1
CABLING		43838	9/1/2003	9/1/2003	1
COMPUTER OPTIPLEX GX260D	CBPHG31	44008	9/1/2003	9/1/2003	1
COMPUTER OPTIPLEX GX260D	H9PHG31	44997	9/1/2003	9/1/2003	1
COMPUTER OPTIPLEX GX260D	2BPHG31	44998	9/1/2003	9/1/2003	1
COMPUTER OPTIPLEX GX260D	4BPHG31	44999	9/1/2003	9/1/2003	1
COMPUTER OPTIPLEX GX260D	5BPHG31	45000	9/1/2003	9/1/2003	1
COMPUTER OPTIPLEX GX260D	6BPHG31	45001	9/1/2003	9/1/2003	1
COMPUTER OPTIPLEX GX260D	8BPHG31	45002	9/1/2003	9/1/2003	1
COMPUTER OPTIPLEX GX260D	9BPHG31	45003	9/1/2003	9/1/2003	1
COMPUTER EQUIPMENT		45658	12/1/2003	12/1/2003	3
SOFTWARE GED 21ST CENTURY		45980	1/1/2004	1/1/2004	1
BACK-UPS CS 350VA		45981	1/1/2004	1/1/2004	2
COMPUTER OPTIPLEX GX270D	3TWR341	46114	2/1/2004	2/1/2004	2
COMPUTER LATITUDE D600	6R5D641	46115	2/1/2004	2/1/2004	1
PROCURVE SWITCH 2524	SG349NV03M	46268	2/1/2004	2/1/2004	1
PROJECTOR SONY VPL-CS6	S0100358002	46386	2/1/2004	2/1/2004	1



Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity	
PRINTER HP LASERJET 1300N	SCNCB206406	47475	8/1/2004	8/1/2004	1	
COMPUTER OPTIPLEX GX270	358HG51	47551	8/1/2004	8/1/2004	1	
PRINTER OKIDATA MICROLINE 5	S312D4004138J	48709	11/1/2004	11/1/2004	1	
PRINTER OKIDATA ML591	S406D4005155N	50045	2/1/2005	3/1/2005	1	
COMPUTER OPTIPLEX GX280	DF89971	50594	4/1/2005	4/1/2005	35	
BACK-UPS APC BE500U		50699	5/1/2005	5/1/2005	35	
BACK-UPS APC BE500U		50778	5/1/2005	5/1/2005	24	
PRINTER XEROX 4500N	PMT250033	50781	5/1/2005	5/1/2005	8	
PRINTER XEROX 4500DT	PMT248080	50782	5/1/2005	5/1/2005	1	
PRINTER XEROX 4500DT	PMT248089	50783	5/1/2005	5/1/2005	1	
PRINTER XEROX 3450DN	PMY101355	50784	5/1/2005	5/1/2005	9	
PROCURVE SWITCH HP XL MINI-IT TRAVEL-PC FIELD UPGRADE		50785	5/1/2005	5/1/2005	1	
PRINTER XEROX PHASER 6250 D	PWG683250	50963	6/1/2005	6/1/2005	1	
COMPUTER OPTIPLEX GX280	10PXJ71	50964	6/1/2005	6/1/2005	2	
PROCURVE SWITCH XL 10/100-T	SG436QD04X	51052	6/1/2005	6/1/2005	24	
PROCURVE SWITCH 5308XLAN	SG515JZ04V	51126	7/1/2005	7/1/2005	4	
PRINTER FARGO DTC400		51127	7/1/2005	7/1/2005	1	
IT TRAVEL EXP - PRINTER FIE		51383	8/1/2005	8/1/2005	1	
CABLING		51425	8/1/2005	8/1/2005	1	
TAPE DRIVE SONY AIT-3	S019V056778	51443	9/1/2005	9/1/2005	1	
TIME CLOCK KRONOS 4500		51720	10/1/2005	10/1/2005	1	
TRANE TRACER SUMMIT SYSTEM		51916	11/1/2005	11/1/2005	2	
IT TRAVEL EXP - MS DEPLOYME		51917	11/1/2005	11/1/2005	1	
PROJECTOR EPSON POWERLITE	JXJF755829L	57441	3/1/2007	3/1/2007	1	
COMPUTER HP NC8430 LAPTOP	SCNU7250GR3	58399	7/1/2007	7/1/2007	1	
SCANNER FUJITSU FI-5015C		58443	7/1/2007	7/1/2007	1	
SERVER HP ML370	USE733N99V	3288	58831	9/1/2007	9/1/2007	1
COMPUTER HP T5530 THIN CLIE	SNV73009GQ	58832	58833	9/1/2007	9/1/2007	1
COMPUTER HP DC5700 DESKTOP	SMXM7090594	58833	58834	9/1/2007	9/1/2007	20
SCANNER FUJITSU FI-5120C CO		59241	59242	10/1/2007	10/1/2007	1
PROCURVE SWITCH HP2650	CN736PD04Z	59242	59243	10/1/2007	10/1/2007	3
COMPUTERHP DC5700 DESKTOP	SMXM73601MF	59243	59249	10/1/2007	10/1/2007	1
BADGE PRINTER FARGO DTC550	A7200044	59429	59430	11/1/2007	11/1/2007	1
COMPUTER HP 8510P LAPTOP	CNU743OD0Q	59430	59440	11/1/2007	11/1/2007	7
COMPUTER HP DC5700 DESKTOP	SMXM74009VW	59440		11/1/2007	11/1/2007	39

Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity
PRINTER HP LASERJET 4250TN	CNRXK94808	59443	11/1/2007	11/1/2007	3
PRINTER HP LASERJET P3005N	SCNJ1R57818	59445	11/1/2007	11/1/2007	20
PROCURVE SWITCH HP 610	SCN734QGOOH	59460	11/1/2007	11/1/2007	1
IT TRAVEL EXP-INMATE ED LAB		59461	11/1/2007	11/1/2007	1
COMPUTER HP 8510P LAPTOP	CNU7472KMG	61114	12/1/2007	12/1/2007	1
SCANNER INSIGHT OPSCAN		61115	12/1/2007	12/1/2007	1
PC CART WALKAROO III W/BASK		61116	12/1/2007	12/1/2007	1
PC CART WALKAROO III W/BASK		61117	12/1/2007	12/1/2007	4
SOFTWARE LICENSE OMS/BIOMET		61118	12/1/2007	12/1/2007	1600
CABLING		61119	12/1/2007	12/1/2007	1
IMS2		61120	12/1/2007	12/1/2007	1
COMPUTER HP 8510P LAPTOP	SCNU80327X4	61585	2/1/2008	2/1/2008	1
IMS2		61921	3/1/2008	3/1/2008	1
IT TRAVEL EXP-FIELD NETWORK		62190	4/1/2008	4/1/2008	1
PROCURVE SWITCH 2650-PWR	SCN807PD004	62409	5/1/2008	5/1/2008	3
SCANNER KODAK I260	12820368	62410	5/1/2008	5/1/2008	1
CABLING		62411	5/1/2008	5/1/2008	1
COMPUTER HP DC5700 DESKTOP	2UA8130FG9	62641	6/1/2008	6/1/2008	6
CABLING		63320	9/1/2008	9/1/2008	1
IT - FIELD PRINTER UPGRADE		67301	8/1/2009	8/1/2009	1
PRINTER HP P0414N LASERJET	CNDX132654	67675	9/1/2009	9/1/2009	9
PRINTER HP P4015TN LASERJET	CNDY266340	67676	9/1/2009	9/1/2009	1
PRINTER HP P4014N LASERJET	CNDX132304	67677	9/1/2009	9/1/2009	7
PRINTER HP P4014N LASERJET	CTDX221367	67764	10/1/2009	10/1/2009	1
COMPUTER HP 4510S LAPTOP	CNU9334ZFT	67921	10/1/2009	10/1/2009	1
PROJECTOR 2000 LUMEN XGA	R2V092601921	67922	10/1/2009	10/1/2009	1
PRINTER HP CM2320FXI LASERJ	CND998RB3T	67923	10/1/2009	10/1/2009	1
PRINTER HP P4515X LASERJET	CNDY366989	68097	11/1/2009	11/1/2009	1
SCANNER FUJITSU FI 6130	132041	70102	12/1/2009	12/1/2009	1
COMPUTER LENOVO T420S LAPTO	R9HMNDR	78614	1/1/2012	1/1/2012	1
CABLING		79396	5/1/2012	5/1/2012	1
	162100				
VCR PANASONIC W/TAPEDECK		25563	10/1/1999	10/1/2000	1
DOWNDRAFT TABLE DENRAY		41687	7/1/2002	7/1/2002	2

Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity
	162300				
CAMERA SECURITY INSTALLATIO		17928	4/1/1998	5/1/1998	1
SECURITY SYSTEM & CAMERAS		21664	12/1/1998	1/1/1999	1
VCR PANASONIC & VIDEONICS S	8SA30643	21665	12/1/1998	1/1/1999	1
CAMERA SECURITY PAN/TILT		22999	6/1/1999	10/1/2000	1
BAR CODE READER KRONOS 480F		25297	8/1/1999	10/1/2000	1
MULTIPLEXER 16CH COLOR DUPL		40608	6/1/2001	6/1/2001	1
ALARM SYSTEM		40879	10/1/2001	10/1/2001	1
TELEPHONE SYSTEM		40934	10/1/2001	10/1/2001	1
PHONE SYSTEM		41093	1/1/2002	1/1/2002	1
MAGNASCANNER CS5000		45351	10/1/2003	10/1/2003	1
SCANNER WALK-THRU		45352	10/1/2003	10/1/2003	1
INTERCOM SYSTEM		50085	2/1/2005	2/1/2005	1
CABLING		51484	9/1/2005	9/1/2005	1
VCR VICON TIME LAPSE	30210	51918	11/1/2005	11/1/2005	1
RADIO PORTABLE HT750 16CH		53641	3/1/2006	3/1/2006	2
RADIO PORTABLE HT750 16CH		53642	3/1/2006	3/1/2006	2
RADIO PORTABLE HT750	672TGKM621	54740	8/1/2006	8/1/2006	4
PELCOR SECURITY CAMERA/DVR		55044	9/1/2006	9/1/2006	1
CCTV		55274	10/1/2006	10/1/2006	1
PTZ CAMERAS		57056	1/1/2007	1/1/2007	1
CISCO SWITCH 24 10/100	FOC1131U1XN	59244	10/1/2007	10/1/2007	2
CABLING		61121	12/1/2007	12/1/2007	1
CAMERA SONY FIREWIRE		61122	12/1/2007	12/1/2007	5
CCTV		61123	12/1/2007	12/1/2007	1
VIDEO CONFERENCE SYSTEM POL		61381	1/1/2008	1/1/2008	1
VOIP PHONE UPGRADE		65851	12/1/2008	12/1/2008	1
CCATV-DIGITAL SIGNAGE AVI S		79567	6/1/2012	6/1/2012	1
	162500				
MEDICAL EQUIPMENT		19791	8/1/1998	9/1/1998	1
DEFIBRILLATOR HEARTSTREAM F	601036769	40771	8/1/2001	8/1/2001	1
XRAY FILM PROCESSOR		40880	10/1/2001	10/1/2001	1
ECG MODEL ECLIPSE LE II		41212	3/1/2002	3/1/2002	1
XRAY MACHINE INTEGRITY 1000		43508	7/1/2003	7/1/2003	1
SCALER CAVITRON SPS ULTRASO	38564	45617	11/1/2003	11/1/2003	1

Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity
IMPACT AIR 45HP PALISADES		47801	10/1/2004	10/1/2004	1
DENTAL VACUUM PUMP SIERRA 2		50744	5/1/2005	5/1/2005	1
TRANSPORT RACK PERI PRO		53378	2/1/2006	2/1/2006	1
DENTAL CHAIR USED		57344	3/1/2007	3/1/2007	1
DENTAL X-RAY MACHINE GENDEX	1811070	57605	4/1/2007	4/1/2007	1
EXAM TABLE ECONO 5190DS		57740	5/1/2007	5/1/2007	1
OTOSCOPE/OPHTHALMASCOPE		57832	5/1/2007	5/1/2007	2
IMPACT AIR HANDPIECE		61124	12/1/2007	12/1/2007	1
COT EZ PRO STRYKER		61297	1/1/2008	1/1/2008	1
X-RAY PROCESSOR ALL PRO 100	19709	61586	2/1/2008	2/1/2008	1
ECG MACHINE ATRIA 6100	A6100-002877	61587	2/1/2008	2/1/2008	1
DENTAL CHAIR		63147	8/1/2008	8/1/2008	1
DEFIBRILLATOR AED POWERHEAR		66527	4/1/2009	4/1/2009	1
	162700				
KITCHEN EQUIPMENT		19799	8/1/1998	9/1/1998	1
SLICER 12" AUTOMATIC 2 SPEE		25672	11/1/1999	10/1/2000	1
ICE CUBER MACHINE W/STORAGE		26067	5/1/2000	10/1/2000	1
KITCHEN EQUIPMENT		40397	3/1/2001	3/1/2001	1
FLUME 10 IN PALMER-BOWLUS		42471	12/1/2002	12/1/2002	1
MIXER 80 QT		43511	7/1/2003	7/1/2003	1
SECURITY CART		45618	11/1/2003	11/1/2003	3
OVEN DOUBLE DECK CONVECTION		47552	8/1/2004	8/1/2004	2
ICE MACHINE ICE-O-MATIC	5.08128E+12	51485	9/1/2005	9/1/2005	1
KETTLE 100GAL STATIONARY NA		51919	11/1/2005	11/1/2005	1
HEATED CART		51920	11/1/2005	11/1/2005	2
STEAM TABLE 5 WELL		51921	11/1/2005	11/1/2005	2
PAN RACKED ENCLOSED		53833	4/1/2006	4/1/2006	1
PAN RACK ENCLOSED 40 CAPACI		54080	5/1/2006	5/1/2006	1
PAN RACH ENCLOSED 40 CAP		54385	6/1/2006	6/1/2006	1
PAN RACK ENCLOSED 40 CAP		54525	7/1/2006	7/1/2006	1
ICE MACHINE 770LB CUBER		55416	11/1/2006	11/1/2006	1
STEAM TABLE 5 WELL		57094	1/1/2007	1/1/2007	2
GRIDDLE NG 72IN HD		57095	1/1/2007	1/1/2007	1
HEATED CARTS		57096	1/1/2007	1/1/2007	2
GAS KETTLE 100 GAL STATIONA		57097	1/1/2007	1/1/2007	1

Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity
GRIDDLE, GAS, 72 INCH		61298	1/1/2008	1/1/2008	1
DISHWASHER, INSINGER 106-2		63072	8/1/2008	8/1/2008	1
WORK TABLE 120IN LONG		63321	9/1/2008	9/1/2008	1
CONVECTION OVEN GAS DBL VUL		63804	10/1/2008	10/1/2008	3
ICE MAKER W/ BIN SCOTSMAN	8.10132E+12	63805	10/1/2008	10/1/2008	1
ICE MAKER CUBE W/BIN - 1077		68336	12/1/2009	12/1/2009	1
	162900				
VAN 98 FORD E350	1FBSS31L2WHB96583	20179	9/1/1998	10/1/1998	1
VAN 99 FORD ECONOLINE	1FBSS31L5XHA33248	21687	12/1/1998	1/1/1999	1
1998 GMC Yukon 4dr 4x4		31129	8/1/1998	9/1/1998	1
TRUCK 2003 FORD F250 4X4	3FTNF21L13MB37247	43379	6/1/2003	6/1/2003	1
VAN 2006 FORD FREESTAR	2FMZA51666BA19420	51922	11/1/2005	11/1/2005	1
TRUCK 2007 FORD RANGER 4X2	1FTYR1OU77PA21852	56908	12/1/2006	12/1/2006	1
TRUCK 2007 FORD RANGER 4X2	1FTYR1OU37PA94717	58188	6/1/2007	6/1/2007	1
CAR2009 FORD TAURUS	1FAHP24W79G108814	66221	3/1/2009	3/1/2009	1
CAGING FORD TAURUS		66464	4/1/2009	4/1/2009	1
	163100				
OFFICE FURNITURE		19821	8/1/1998	9/1/1998	1
Administrative Fee February		30367	3/1/1999	3/1/1999	1
CHAIR HIGH BACK LEATHER BLA		56909	12/1/2006	12/1/2006	20
TASK CHAIR BLUE		56910	12/1/2006	12/1/2006	75
	163300				
COPIER TOSHIBA DP5570	NJ019321	40256	1/1/2001	1/1/2001	1
COPIER CANON IR550	NNT23408	40606	6/1/2001	6/1/2001	1
PAPER SHREDDER STRGT CUT		42965	4/1/2003	4/1/2003	1
COPIER CANON IR8500	MNE04493	46620	3/1/2004	3/1/2004	1
COPIER CANON 6545	NJF13157	47659	9/1/2004	9/1/2004	1
COPIER CANON IR5000	MPL73927	47802	10/1/2004	10/1/2004	1
COPIER CANON IR5070	SXP19561	55275	10/1/2006	10/1/2006	1
COPIER CANON IR1310	MNQ49070	55276	10/1/2006	10/1/2006	1
COPIER CANON IR1310	MNQ49921	55277	10/1/2006	10/1/2006	1
COPIER, CANON IR3035 W/FINI	MUP06491	61299	1/1/2008	1/1/2008	1
COPIER XEROX W5687T	WTM 769921	63501	9/1/2008	9/1/2008	1

Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity
COPIER XEROX 4595		65813	12/1/2008	12/1/2008	1
	163500				
FORKLIFT NEW DAEWOO G25S	12-08255	18357	5/1/1998	6/1/1998	1
LIFT TELESCOPIC 12V POWER	23-1437	18679	6/1/1998	7/1/1998	1
BOX SCRAPER - 72"		19830	8/1/1998	9/1/1998	1
HOUSEHOLD EQUIPMENT		19886	8/1/1998	9/1/1998	1
LIGHTING RETROFITS		47622	9/1/2004	9/1/2004	1
BUNK BED WALL MOUNTED		50595	4/1/2005	4/1/2005	160
BOX & LID		53441	2/1/2006	2/1/2006	52
BUNK BED WALL MOUNTED		53834	4/1/2006	4/1/2006	52
TABLE EMAX 54IN 6 SEATER		54386	6/1/2006	6/1/2006	6
CHAIR INTEGRA ARMLESS		66889	6/1/2009	6/1/2009	175
	163700				
RADIO PORTABLE HT100 16 CH	402TYG9135	18612	6/1/1998	7/1/1998	1
RADIO PORTABLE HT100 16 CH	402TYG9136	18784	6/1/1998	7/1/1998	1
RADIO MOBILE 20CH	869FYN1332	21001	10/1/1998	11/1/1998	1
RADIO MOBILE 20 CH	869FYN1334	21002	10/1/1998	11/1/1998	1
RADIO MOBILE 20 CH	869FYN1336	21003	10/1/1998	11/1/1998	1
RADIO MOBILE 20 CH	869FYN1338	21004	10/1/1998	11/1/1998	1
RADIO MOBILE 20 CH	869FYL3004	21005	10/1/1998	11/1/1998	1
RADIO MOBILE 20 CH	869FYL3013	21006	10/1/1998	11/1/1998	1
RADIO MOBILE 20 CH	869FYL3019	21007	10/1/1998	11/1/1998	1
RADIO MOBILE 20 CH	869FYL3031	21008	10/1/1998	11/1/1998	1
RADIO HT1000 PORTABLE	402TZG1165	22900	5/1/1999	10/1/2000	1
RADIO HT1000 PORTABLE	402TZG1168	22901	5/1/1999	10/1/2000	1
RADIO HT1000 PORTABLE	402TZG1179	22902	5/1/1999	10/1/2000	1
RADIO HT1000 PORTABLE	402TZG2434	22903	5/1/1999	10/1/2000	1
RADIO HT1000 PORTABLE	402TZG2435	22904	5/1/1999	10/1/2000	1
CHARGER 6 BAY SINGLE BRD		23036	6/1/1999	10/1/2000	1
CHARGER 6 BAY SINGLE BRD		23037	6/1/1999	10/1/2000	1
CHARGER 6 BAY SINGLE BRD		23038	6/1/1999	10/1/2000	1
RADIO HT1000 PORTABLE 16 CH	355ABA2616	40257	1/1/2001	2/1/2001	0.2
RADIO HT1000 PORTABLE 16 C	355ABA2617	40284	1/1/2001	2/1/2001	0.16
RADIO HT1000 PORTABLE 16 C	355ABA2618	40285	1/1/2001	2/1/2001	0.16



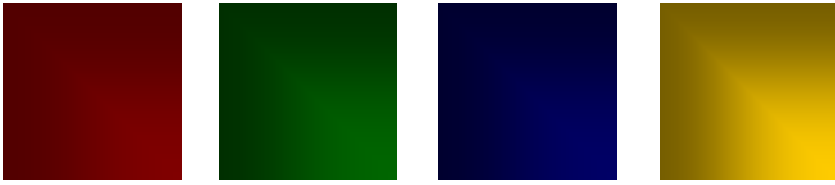
Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity
RADIO HT1000 PORTABLE 16 C	355ABA2619	40286	1/1/2001	2/1/2001	0.16
RADIO HT1000 PORTABLE 16 C	355ABA2620	40287	1/1/2001	2/1/2001	0.16
RADIO HT1000 PORTABLE 16 C	355ABA2621	40288	1/1/2001	2/1/2001	0.16
RADIO HT1000 PORTABLE		40396	3/1/2001	3/1/2001	2
MAGNASCANNER CS5000		40398	3/1/2001	3/1/2001	1
RADIO 440-470MHZ 32CHANNEL		40521	5/1/2001	5/1/2001	1
GAS GUN L8		45979	1/1/2004	1/1/2004	1
PEPPERBALL SA200 LAUNCHER		51593	9/1/2005	9/1/2005	2
PEPPERJET-OC UNIT		51923	11/1/2005	11/1/2005	1
RADIO PORTABLE HT750 16CH		51924	11/1/2005	11/1/2005	4
RADIO PORTABLE HT750 16CH		53115	12/31/2005	12/31/2005	4
RADIO PORTABLE HT750 16CH		53854	4/1/2006	4/1/2006	2
RADIO PORTABLE HT750 16CH		53892	5/1/2006	5/1/2006	2
RADIO PORTABLE HT750 16CH	67A2TGGL110	54387	6/1/2006	6/1/2006	1
RADIO PORTABLE HT750 16CH	672TGGL125	54388	6/1/2006	6/1/2006	34
RADIO PORTABLE HT750 16CH	672TGH0923	54526	7/1/2006	7/1/2006	2
RADIO PORTABLE HT750	672TGLN767	54806	8/1/2006	8/1/2006	2
RADIO PORTABLE HT750 16CH	672TGPD330	55045	9/1/2006	9/1/2006	2
RADIO PORTABLE HT750	672TGND499	55278	10/1/2006	10/1/2006	2
RIOT HELMENTS		56911	12/1/2006	12/1/2006	25
RADIO PORTABLE HT750 16CH	672TGUUV404	56912	12/1/2006	12/1/2006	2
RADIO PORTABLE HT750 16CH	672TGW6131	56913	12/1/2006	12/1/2006	2
RADIO PORTABLE HT750 16CH	672TGWM417	57098	1/1/2007	1/1/2007	2
RADIO PORTABLE HT750 16CH	672THB9508	57562	4/1/2007	4/1/2007	50
DESKJET MC20000 ADVANCED TO	103THC9466	58143	6/1/2007	6/1/2007	1
METAL DETECTOR, WALK-THRU		61886	3/1/2008	3/1/2008	1
TOUCH SCREEN MONITOR ELO 19		84893	12/1/2013	12/1/2013	2
	163900				
CAMCORDER PANASONIC VHS		18375	5/1/1998	6/1/1998	1
RECREATIONAL EQUIPMENT		19885	8/1/1998	9/1/1998	1
	164100				
DRYER EXTRA LARGE		53245	1/1/2006	1/1/2006	25
WASHER EXTRA LARGE		53246	1/1/2006	1/1/2006	25
LAUNDRY SYSTEM OZONE 4 WASH		57833	5/1/2007	5/1/2007	1

Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity
WASHER UNIMAC TOP LOAD		59462	11/1/2007	11/1/2007	2
WASHER UWT82IN	UWT821WN	61300	1/1/2008	1/1/2008	1
WASHER UWT821N TOP LOAD	802011152	61588	2/1/2008	2/1/2008	2
WASHER UNIMAC TOP LOAD	809000654	63322	9/1/2008	9/1/2008	2
WASHER UNIMAC	911017769	70103	12/1/2009	12/1/2009	10
DRYER UNIMAC	911003695	70104	12/1/2009	12/1/2009	5
	164300				
SOFTWARE SAMTRAK SINGLE USE		23048	6/1/1999	10/1/2000	1
PLOW & SPREADER BOSE 9FT2IN		43507	7/1/2003	7/1/2003	1
BURNISHER 20IN		45770	12/1/2003	12/1/2003	1
BURNISHER 20IN		45771	12/1/2003	12/1/2003	1
BURNISHER 1500		46851	4/1/2004	4/1/2004	1
TRACTOR JOHN DEERE W/CAB &	L06220H446910	50965	6/1/2005	6/1/2005	1
BUFFER MUSTANG 1500 20IN	21314905	53116	12/31/2005	12/31/2005	2
SNOWTHROWER		53835	4/1/2006	4/1/2006	1
HEATER REZNOR F50-E		53893	5/1/2006	5/1/2006	1
BURNISHER W/PAD C1500		55279	10/1/2006	10/1/2006	5
BURNISHER FLOOR W/PAD C1500		61125	12/1/2007	12/1/2007	5
BURNISHER 20IN HI SPD		62192	4/1/2008	4/1/2008	9
FLOOR POLISHER 20IN		62196	4/1/2008	4/1/2008	2
FLOOR POLISHER 20IN DUALS P		62197	4/1/2008	4/1/2008	2
LAWN MOWER PULL EVEREST 72I	50116038	79214	4/1/2012	4/1/2012	1
UPS CYBERPOWER OL3000RMXL2U		82370	5/1/2013	5/1/2013	1
Prairie - Balance Sheet					
	161100				
LAND		19723	8/1/1998	9/1/1998	1
	161300				
FENCE AND GATE		17861	4/1/1998	5/1/1998	1
SIGN - CCA 7' X 8'4"		18590	6/1/1998	7/1/1998	1
PAVING		19000	7/1/1998	8/1/1998	1
SIGN INSTALLATION & FOUNDAT		20552	10/1/1998	11/1/1998	1
FENCE, RAZOR RIBBON & BARBW		21599	12/1/1998	1/1/1999	1

Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity
AGGREGATE - 48 TONS RED BAL		22836	5/1/1999	10/1/2000	1
SHOULDER & GRAVEL		24915	7/1/1999	10/1/2000	1
Fence, Razor Ribbon		30862	7/1/1999	7/1/1999	1
Wastewater Treatment		31002	8/1/1999	8/1/1999	1
FENCE		40936	10/1/2001	10/1/2001	1
FLOW METER FOR WATER DISTRI		41108	1/1/2002	1/1/2002	1
RAZOR RIBBON		42624	1/1/2003	1/1/2003	1
FENCING		51718	10/1/2005	10/1/2005	1
RAMP FOR TRASH COMPACTOR		51719	10/1/2005	10/1/2005	1
SEGREGATION REQ YARD		54739	8/1/2006	8/1/2006	1
STUN FENCE		55043	9/1/2006	9/1/2006	1
RECREATION CAGES		55511	11/1/2006	11/1/2006	1
PAVE PARKING LOT / PERIMETE		58978	9/1/2007	9/1/2007	1
STUN FENCE		59006	9/1/2007	9/1/2007	1
RAZOR WIRE & RAILS		59424	11/1/2007	11/1/2007	1
VEHICLE MAIN GATE		62408	5/1/2008	5/1/2008	1
VEHICLE GATE TYMETAL PLUSS		65729	12/1/2008	12/1/2008	1
	161500				
BUILDING - TITLE INSURANCE		19005	7/1/1998	8/1/1998	1
BUILDING		19737	8/1/1998	9/1/1998	0.25
15 YR BLDG		43266	8/1/1998	8/1/1998	0.25
	161700				
AIR CLEANER MEDIA ROOF MOUN		18248	5/1/1998	6/1/1998	1
HEATER REZNOR POWER VENTED		22751	4/1/1999	10/1/2000	1
LOCK		25543	10/1/1999	10/1/2000	0.26
LOCK		25634	10/1/1999	10/1/2000	0.24
LOCK		25635	10/1/1999	10/1/2000	0.25
LOCK		25636	10/1/1999	10/1/2000	0.25
DESKTOP CONTROL KEYBOARD		25656	11/1/1999	10/1/2000	1
X Ray Room-Prairie		30380	2/1/1999	2/1/1999	1
Install Exhaust Fan,Ductwor		30381	1/1/1999	1/1/1999	1
X-RAY Room		30448	4/1/1999	4/1/1999	1
Heater Unit		31268	11/15/1999	12/1/1999	1
INTERCOM SYS-24 PT STATION		40093	11/1/2000	12/1/2000	4

Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity
SPRINKLER RECALL OMEGA		41408	4/1/2002	4/1/2002	1
TILE FOR 2 WALKIN COOLERS		42964	4/1/2003	4/1/2003	1
CARPETING		43506	7/1/2003	7/1/2003	1
OVERHEAD DOOR 10X8		43782	8/1/2003	8/1/2003	1
STORAGE CABINETS		45769	12/1/2003	12/1/2003	4
PROPANE AIR SYSTEM		48875	12/1/2004	12/1/2004	1
WATER HEATER A. O. SMITH		50962	6/1/2005	6/1/2005	1
HVAC TRANE 3 TON		51913	11/1/2005	11/1/2005	14
HVAC TRANE 7.5 TON		51914	11/1/2005	11/1/2005	4
HVAC TRANE 10 TON		51915	11/1/2005	11/1/2005	1
BOILER REPLACEMENT		54473	7/1/2006	7/1/2006	1
LOCK CONTROL SYSTEM		56983	12/1/2006	12/1/2006	1
CARPETING		61296	1/1/2008	1/1/2008	1
DRYER VENT		61582	2/1/2008	2/1/2008	24
HVAC ROOFTOP UNIT		61607	2/1/2008	2/1/2008	1
SHOWER RENOVATION		62640	6/1/2008	6/1/2008	1
ROOFTOP UNIT REPLACEMENT		63828	10/1/2008	10/1/2008	1
HVAC ROOFTOP UNITS		66526	4/1/2009	4/1/2009	1
SHOWER RENOVATION A POD		67131	7/1/2009	7/1/2009	1
DOOR STEEL LEFT HAND HOLLOW		67299	8/1/2009	8/1/2009	2
DOOR STEEL RIGHT HAND HOLLO		67300	8/1/2009	8/1/2009	2
VENTILATION HOOD MELINK INT		68242	11/1/2009	11/1/2009	1
HVAC - ADMIN RTU		70217	12/1/2009	12/1/2009	1
HVAC ROOFTOP UNIT		70218	12/1/2009	12/1/2009	1
HVAC - ADMIN RTU		70219	12/1/2009	12/1/2009	1
HVAC		70220	12/1/2009	12/1/2009	1
HVAC - ADMIN RTU		70221	12/1/2009	12/1/2009	1
FLOORING URETHANE		70552	3/1/2010	3/1/2010	1
PIPE REPLACEMENT - HOT MAST		70721	3/1/2010	3/1/2010	1
OVERHEAD DOOR		75280	5/1/2011	5/1/2011	1
MOTORIZED DAMPER		80156	9/1/2012	9/1/2012	1
ROOF E & F PODS		86204	11/1/2014	11/1/2014	1
HVAC TRANE FY15 RTU		88796	7/1/2015	7/1/2015	18
CEILING REPLACEMENT		90824	12/1/2015	12/1/2015	1
ROOF C&D PODS		91205	1/1/2016	1/1/2016	1
WATER SOURCE HEAT PUMP TRAN		92551	6/1/2016	6/1/2016	2

Item Description	Serial Number	Asset Number	Date Acquired	Depr Start Date	Current Quantity
HEAT PUMP 10 TON		96835	5/1/2017	5/1/2017	2



**100% Final Report (Abridged) For**  
**Minnesota Department of**  
**Administration – Prairie**  
**Correctional Facility**

**Facility Condition Assessment**



**FEA Project # R05.2017.001111**  
**January 3, 2018**

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January 3, 2018

Minnesota Department of Administration  
Real Estate and Construction Services  
50 Sherburne Ave, Ste 309  
St. Paul, MN 55155

**ATTENTION: Mr. Glen Heino, RA  
Senior Project Manager**

**SUBJECT: Facility Condition Assessment at Prairie Correctional Facility  
445 S Munsterman St  
Appleton, MN 56208  
FEA Project # R05.2017.001111  
RECS Project No. 78AP0001**

Mr. Heino,

Facility Engineering Associates, P.C. (FEA) appreciates the opportunity to provide this 100% final report of the Facility Condition Assessment (FCA) for the Prairie Correctional Facility (PCF) located in Appleton, Minnesota. Our services have been provided in accordance with our contract with the State of Minnesota, SWIFT #133889 and the scope of services defined therein.

A 50% draft of this report was previously submitted on December 1, 2017, and a 99% draft was submitted on December 15, 2017. Comments have been received and incorporated into this version. This final report documents our findings and scoring methodology for this FCA process. Both a full and abridged version of this report have been provided. This abridged version has limited sample backup information provided in Appendices B, C and F. Further back-up materials, including the full version of this report, are available on the current link noted on the RECS cover letter. In summary, this report includes:

- ✓ Executive summary defining the FCA process and providing significant findings for the FCA
- ✓ Sample of scoresheets used to evaluate individual buildings
- ✓ Environmental assessment narrative report
- ✓ Pavement and fencing assessment narrative report
- ✓ Capital expenditure table showing projected projects over 15 years with opinions of costs

We appreciate the opportunity to provide these FCA services. Please contact us if you have any questions about the report and if we can provide any further assistance.

Respectfully,

**FACILITY ENGINEERING ASSOCIATES, P.C.**

A handwritten signature in blue ink, appearing to read "Brian T. Isleib".

Brian T. Isleib, PE (CO), SE (IL)  
Senior Engineer

A handwritten signature in blue ink, appearing to read "William W. Small".

William W. Small, PE (VA), PMP  
Principal



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## Executive Summary

The Prairie Correction Facility in Appleton, Minnesota was originally built as a medium-security adult male prison in 1992. The facility was expanded multiple times over the following years to its current capacity of about 1,660 beds. Corrections Corporation of America purchased the facility in 1997, and later closed it in 2010. CoreCivic now owns and manages the complex and maintains it in a “mothballed” state. The Minnesota Legislature requested a study to consider opening and operating the facility. In order to support its decision, the State of Minnesota (the State) retained Facility Engineering Associates, P.C. (FEA) to perform a facility condition assessment of the complex. The State also retained other consultants to provide other concurrent planning assessments.

The assessment of the Prairie Correctional Facility was separated into 17 buildings at the complex. As required, FEA completed its assessment based on the State of Minnesota Archibus system standards. Detailed system scores and notes were provided within the score sheets for each building (sample shown in Appendix B). As of the time of this report, the data could not be directly loaded into the Archibus system, so FEA used available information of the system to provide estimated Current Replacement Values (CRV) and Facility Condition Indexes (FCI).

FEA recommended several projects to address deferred maintenance and component renewal needs identified for these facilities. A 15-year study period was used to summarize the results of this assessment. Using models based on the CRVs and estimated useful lives within the Archibus system, FEA also modeled additional generic projects for system replacements over the study period. A summary of the recommended projects is as follows:

- **Immediate Needs (Years 0-1):** Retro-commissioning for all major HVAC and electrical systems. Plumbing repairs (primarily valve replacements) throughout the facilities. Roofs on the A Pod, B Pod, Horticulture Tool Shed, and Guard Tower. Repairs, replacement, and refinishing of interior and exterior finishes throughout the facilities. Replacement of several rooftop HVAC units were identified. Indoor air quality sampling and mold remediation. Full replacement of all asphalt pavements. Check functionality of security features and fencing.
- **Near Term Needs (Years 2-5):** Planned replacement and refinishing of interior and exterior finishes. Anticipated replacements of HVAC units were identified. Roofs on D Pod and A/B Gym are anticipated for replacement. Lighting upgrades for several facilities were recommended.
- **Mid Term Needs (Years 6-10):** Planned replacement and refinishing of interior and exterior finishes. Anticipated replacements of HVAC units were identified. Replacement of main kitchen equipment and appliances in the Support Services building. Roof on Jacobs Building Guard Shack.
- **Long Term Needs (Years 11-15):** Planned replacement and refinishing of interior and exterior finishes. Anticipated replacements of HVAC units were identified. Replacement of windows in several facilities.

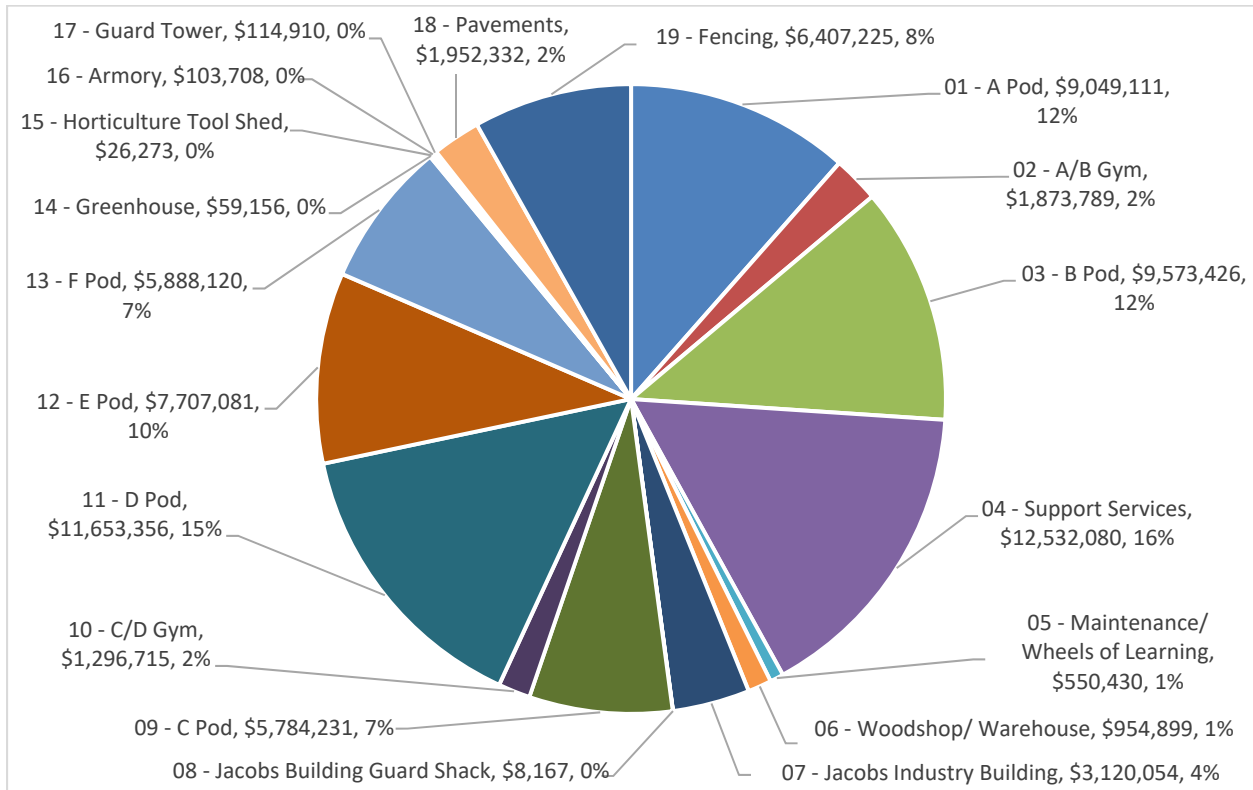


Opinions of cost are itemized in the Capital Expenditure Table provided in Appendix A. A summary of the Capital Expenditure Table is provided below in Table 1. The summary shows total costs for each building over the immediate term (years 0-1), near-term (years 2-5), mid-term (years 6-10), and long-term (years 11-15).

**Table 1 – Summary of Capital Expenditures of 15 Years**

Facility	Total Capital Expenditures Years 0-15	Immediate Year 0-1	Near Term Year 2-5	Mid Term Years 6-10	Long Term Years 11-15
		●	●	●	●
01 - A Pod	\$9,049,111	\$1,013,802	\$867,248	\$4,734,994	\$2,433,067
02 - A/B Gym	\$1,873,789	\$48,443	\$1,088,870	\$380,271	\$356,204
03 - B Pod	\$9,573,426	\$994,206	\$863,516	\$4,647,062	\$3,068,641
04 - Support Serv.	\$12,532,080	\$1,761,581	\$1,456,286	\$6,113,323	\$3,200,890
05 - Maintenance	\$550,430	\$14,569	\$25,891	\$132,397	\$377,574
06 - Woodshop	\$954,899	\$121,690	\$175,845	\$398,851	\$258,513
07 - Jacobs Ind.	\$3,120,054	\$298,609	\$47,367	\$1,282,373	\$1,491,705
08 - Guard Shack	\$8,167	\$445	\$696	\$6,582	\$445
09 - C Pod	\$5,784,231	\$411,013	\$1,449,533	\$2,375,079	\$1,548,606
10 - C/D Gym	\$1,296,715	\$60,733	\$238,713	\$768,584	\$228,685
11 - D Pod	\$11,653,356	\$729,483	\$3,909,060	\$4,800,780	\$2,214,033
12 - E Pod	\$7,707,081	\$644,173	\$759,091	\$3,893,503	\$2,410,314
13 - F Pod	\$5,888,120	\$626,889	\$1,465,203	\$1,944,158	\$1,851,869
14 - Greenhouse	\$59,156	\$10,711	\$5,090	\$43,355	\$0
15 - Horticulture	\$26,273	\$5,541	\$3,652	\$878	\$16,202
16 - Armory	\$103,708	\$16,668	\$21,962	\$25,611	\$39,467
17 - Guard Tower	\$114,910	\$57,230	\$7,125	\$35,060	\$15,495
18 - Pavements	\$1,952,332	\$1,952,332	\$0	\$0	\$0
19 - Fencing	\$6,407,225	\$7,532	\$0	\$0	\$6,399,693
20 - Environmental	\$40,716	\$40,716	\$0	\$0	\$0
<b>Total</b>	<b>\$78,695,780</b>	<b>\$8,816,366</b>	<b>\$12,385,147</b>	<b>\$31,582,863</b>	<b>\$25,911,413</b>

The chart below visualizes the breakdown of the total capital expenditures over the study period for each building.



**Fig. 1 – Total Capital Expenditures by Facility**



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## Scope of Services

Facility Engineering Associates, P.C. (FEA) has completed a facility condition assessment of the Prairie Correctional Facility in accordance with the requirements of the authorized scope of services. The scope of services included on-site evaluation of the facilities. FEA completed scoresheets using the criteria contained within the State's Building Systems Condition Reference Guide. FEA provided general information within the scoresheet notes to document the type of components or elements that make a system within the building and to describe the basis for the score. For all components scoring a 1-Failing or Critical or 2-Poor, FEA provided digital photographs, as well as provided general comments on the potential remedy for the issue to be considered. Based on the findings of the assessment and the data captured within the scoresheets, FEA then created a Capital Expenditures Table with opinions of costs.

The facility compound included several interconnected and free-standing buildings, most of which were enclosed on secure grounds by security fencing. For the purposes of this assessment, the facilities were separated into the following areas:

1. A Pod
2. A/B Gym
3. B Pod
4. Support Services
5. Maintenance/Wheels of Learning
6. Woodshop/Warehouse
7. Jacobs Industry Building
8. Jacobs Building Guard Shack
9. C Pod
10. C/D Gym
11. D Pod
12. E Pod
13. F Pod
14. Greenhouse
15. Horticulture Tool Shed
16. Armory
17. Guard Tower
18. Pavements (no score sheet)
19. Fencing (included in Support Services and Jacobs Industry Building score sheets)

The assessments were completed by Mr. Conrad Kelso, PE (CA) and Mr. Andrew Privett between November 13-17, 2017. These assessors were assisted by various personnel from CoreCivic who provided access to building areas and provided information regarding the building history, issues, and operations.

A separate environmental report was also performed by Integrated Environmental Solutions, Inc, who was a subconsultant to FEA.





## Assessment Methodology

FEA’s assessment for Prairie Correction Facility was based on the State of Minnesota’s Archibus system standards. The Archibus system utilizes a system level approach to complete facility condition assessments, which relies on cost models based on building type, design and construction of the building, and simplified use. The assessment then utilizes a 5-digit scoring system to allocate the system costs based on ranking the observed condition, age, “health”, and performance of building systems. Unlike other more detailed assessment methods, the system level approach does not individually score each component that creates a sub-system within a building or consider the specific individual part/component condition within the building envelope. Instead, the assessor considers all of the individual components and parts observed and develops one score for the system and only identifies low performing or failing elements of the sub-system. The assessment calculates an estimate of cost to correct “system deficiencies” identified by the system score. The assessor’s identification of poor or failing parts within the sub-system provides a component level assessment of issues that normally need to be addressed in a more immediate time frame.

The primary facility condition indicators produced by a system level approach are the Current Replacement Value (CRV) and Facility Condition Index (FCI). At the time of this report, the data collected during the assessment could not be uploaded directly into the Archibus system. However, FEA used its understanding of the calculations within the Archibus system to generate estimated CRV and FCI values. These values are tabulated in Table 2.

**Table 2 – Calculated CRVs and FCIs**

Facility	CRV	FCI
01 - A Pod	\$20,734,649	0.177
02 - A/B Gym	\$4,501,363	0.173
03 - B Pod	\$20,437,312	0.177
04 - Support Services	\$30,044,266	0.190
05 - Maintenance/ Wheels of Learning	\$1,166,992	0.149
06 - Woodshop/ Warehouse	\$2,099,565	0.172
07 - Jacobs Industry Building	\$14,373,990	0.214
08 - Jacobs Building Guard Shack	\$14,316	0.124
09 - C Pod	\$16,159,627	0.128
10 - C/D Gym	\$3,206,141	0.112
11 - D Pod	\$29,334,816	0.141
12 - E Pod	\$16,199,564	0.117
13 - F Pod	\$15,760,094	0.135
14 - Greenhouse	\$125,788	0.197
15 - Horticulture Tool Shed	\$44,629	0.140
16 - Armory	\$285,544	0.065
17 - Guard Tower	\$114,922	0.080
<b>Total</b>	<b>\$174,603,576</b>	<b>0.161</b>



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In order to supplement this information and to aid the State in its understanding of the anticipated future capital maintenance projects at these facilities, FEA also generated a Capital Expenditures Table with opinions of costs for projects recommended for each building. FEA compiled a list of recommended projects that we have identified to occur within various time frames over the next 15 years. While the majority of these projects are identified on the score sheets, some of the projects in these lists include work for recommissioning the facility to bring it back into operational status, which may not be captured by the traditional FCA score sheets. Additionally, we have used the system based assessment methodology used within the Archibus system to calculate generic system replacement projects for each facility. Opinions of costs for all of the identified projects are included in the Capital Expenditures Table. To the extent possible, FEA has used the system CRVs calculated from Archibus data to generate the opinions of costs. Where system CRVs were used, the costs were increased to account for the additional expenses that go along with system replacements (demolition, disposal, and protection of surrounding finishes) as opposed to new construction costs which the CRVs are based on. The increases were between 5-35% and were determined separately for each individual system. Costs are provided in 2017 dollars.

Note that the costs shown on the Capital Expenditures Table include unfactored and factored costs. The unfactored costs are based on bare costs from RS Means. The unfactored costs are then multiplied by several markup factors to generate the factored costs. FEA has used three markup factors based on our understanding of factors used within the Archibus system. The following markup factors are applied to generate the factored costs:

- **Historic Factor – 1.000.** Based on non-historic nature of the facility.
- **Location/Proximity Factor – 1.080.** Based on the facility location within Swift County.
- **Soft Cost Factor – 1.885.** Includes design fees, contractor overhead and profit, bonds/permits, testing, contingency, construction management and project management, and general conditions for prisons and secure facilities.

The facility condition assessment was visual in nature and was not intended to be destructive to the facilities in order to gain access to hidden conditions. We documented the type and extent of visually apparent defects in the systems in order to perform the condition assessment. This assessment did not remove finished construction to identify conditions concealed by interior finishes, exterior finishes, or within any enclosed construction or equipment. FEA endeavored to access and view representative facility conditions in areas included in the scope of review, but may not have had the opportunity to view all areas of the facility. Our reported observations and findings could vary from conditions in other areas we did not observe during this review.

The environmental survey was also limited to visual observation of accessible spaces of the site. It should be noted that it is possible that mold may be present in ductwork, above ceilings, or behind walls. Although a reasonable attempt was made to identify suspect mold in the areas identified, the inspection techniques used are inherently limited in the sense that only full demolition procedures will reveal all building materials of a structure and therefore all areas of potential fungal growth.



# Appendix A: Capital Expenditures Table

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate		Near Term					Mid Term					Long Term					
<b>01 - A Pod</b>																									
1. Clean/check/repair all toilets, sinks, showers and associated shower heads	NA	0 yrs.	\$47,583	LS	1	\$47,583	\$96,869	\$96,869																\$96,869	
2. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	50119	\$25,060	\$51,016	\$51,016																	\$51,016
3. Carry out potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
4. Replace Roof	15 yrs.	0 yrs.	\$364,874	LS	1	\$364,874	\$742,810	\$742,810																	\$742,810
5. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$6,334	LS	1	\$6,334	\$12,895	\$12,895																	\$12,895
6. Repair steel frame windows (grind to bare metal and repaint), replace select frames as needed	30 yrs.	0 yrs.	\$49,137	LS	1	\$49,137	\$100,032	\$100,032																	\$100,032
7. Repair cracks on interiors	NA	0 yrs.	\$10	LF	200	\$2,000	\$4,072	\$4,072																	\$4,072
8. Repair CMU spalls on interiors	NA	0 yrs.	\$15	SF	100	\$1,500	\$3,054	\$3,054																	\$3,054
9. Repaint exterior	6 yrs.	4 yrs.	\$61,482	LS	1	\$61,482	\$125,165					\$125,165					\$125,165								\$250,330
10. Reseal all concrete floors	6 yrs.	4 yrs.	\$1.15	SF	45107	\$51,873	\$105,603					\$105,603					\$105,603								\$211,206
11. Check/replace electrical distribution panels (as needed)	40 yrs.	14 yrs.	\$28,621	LS	1	\$28,621	\$58,266															\$58,266			\$58,266
B20 Exterior Enclosure															\$1,818,770		\$149,617								\$1,968,387
C10 Interior Construction																							\$333,850		\$333,850
C30 Interior Finishes									\$636,480						\$1,005,502		\$636,480								\$2,278,462
D30 HVAC																			\$2,040,951						\$2,040,951
D50 Electrical														\$644,775											\$644,775
E20 Furnishings															\$249,082										\$249,082
<b>A Pod Totals:</b>								<b>\$1,013,802</b>			<b>\$867,248</b>				<b>\$4,734,994</b>										<b>\$9,049,111</b>

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate			Near Term					Mid Term					Long Term				
<b>02 - A/B Gym</b>																									
1. Reseal all concrete floors	6 yrs.	0 yrs.	\$1.15	SF	10325	\$11,874	\$24,173	\$24,173						\$24,173										\$48,346	
2. Replace VCT in office area corridors	20 yrs.	0 yrs.	\$2,266	LS	1	\$2,266	\$4,614	\$4,614																\$4,614	
3. Clean/check/repair all toilets, sinks, showers and associated shower heads	NA	0 yrs.	\$430	LS	3	\$1,290	\$2,626	\$2,626																\$2,626	
4. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	13730	\$6,865	\$13,976	\$13,976																\$13,976	
5. Carry out potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																\$3,054	
6. Replace Roof	15 yrs.	3 yrs.	\$141,863	LS	1	\$141,863	\$288,806				\$288,806													\$288,806	
7. Repaint exterior	6 yrs.	5 yrs.	\$33,686	LS	1	\$33,686	\$68,577						\$68,577					\$68,577						\$137,154	
8. Replace natural gas fired heating units	3 yrs.	5 yrs.	\$91,184	Ea	1	\$91,184	\$185,633						\$185,633											\$185,633	
9. Replace Packaged Rooftop Unit	30 yrs.	12 yrs.	\$91,184	Ea	1	\$91,184	\$185,633												\$185,633					\$185,633	
B20 Exterior Enclosure										\$40,987														\$40,987	
C10 Interior Construction																							\$76,475	\$76,475	
C30 Interior Finishes										\$172,127			\$332,740					\$172,127						\$676,994	
D30 HVAC																			\$25,520					\$25,520	
D50 Electrical														\$176,635										\$176,635	
E10 Equipment																		\$7,336						\$7,336	
<b>A/B Gym Totals:</b>								<b>\$48,443</b>		<b>\$1,088,870</b>					<b>\$380,271</b>					<b>\$356,204</b>					<b>\$1,873,789</b>
<b>03 - B Pod</b>																									
1. Clean/check/repair all toilets, sinks, showers and associated shower heads	NA	0 yrs.	\$46,808	LS	1	\$46,808	\$95,291	\$95,291																\$95,291	
2. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	49303	\$24,652	\$50,186	\$50,186																\$50,186	
3. Carry out potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																\$3,054	
4. Replace Roof	15 yrs.	0 yrs.	\$356,334	LS	1	\$356,334	\$725,424	\$725,424															\$725,424	\$1,450,848	
5. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$6,231	LS	1	\$6,231	\$12,686	\$12,686																\$12,686	
6. Repair steel frame windows (grind to bare metal and repaint), replace select frames as needed	NA	0 yrs.	\$48,337	LS	1	\$48,337	\$98,404	\$98,404																\$98,404	
7. Repair cracks on interiors	NA	0 yrs.	\$10	LF	300	\$3,000	\$6,107	\$6,107																\$6,107	
8. Repair CMU spalls on interiors	NA	0 yrs.	\$15	SF	100	\$1,500	\$3,054	\$3,054																\$3,054	
9. Repaint exterior	6 yrs.	4 yrs.	\$60,481	LS	1	\$60,481	\$123,127					\$123,127					\$123,127							\$246,254	
7. Reseal all concrete floors	6 yrs.	4 yrs.	\$1.15	SF	48810	\$56,131	\$114,272					\$114,272					\$114,272							\$228,544	
10. Check/replace electrical distribution panels (as needed)	40 yrs.	14 yrs.	\$28,155	LS	1	\$28,155	\$57,317														\$57,317			\$57,317	
B20 Exterior Enclosure														\$1,789,158			\$147,181							\$1,936,340	
C10 Interior Construction																	\$50,236					\$278,178		\$328,414	
C30 Interior Finishes									\$626,117					\$913,612			\$626,117							\$2,165,847	
D30 HVAC																		\$2,007,722						\$2,007,722	
D50 Electrical														\$634,277										\$634,277	
E20 Furnishings														\$249,082										\$249,082	
<b>B Pod Totals:</b>								<b>\$994,206</b>		<b>\$863,516</b>					<b>\$4,647,062</b>					<b>\$3,068,641</b>					<b>\$9,573,426</b>

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate		Near Term			Mid Term			Long Term									
<b>04 - Support Services</b>																									
1. Clean/check/repair all toilets, sinks, showers and associated shower heads	NA	0 yrs.	\$59,027	LS	1	\$59,027	\$120,166	\$120,166																\$120,166	
2. Carry out potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
3. Replace exterior elastomeric sealants at visitor's center and main entrance	18 yrs.	0 yrs.	\$10	LF	160	\$1,600	\$3,257	\$3,257																	\$3,257
4. Replace sealant at aluminum windows	15 yrs.	0 yrs.	\$10	LF	50	\$500	\$1,018	\$1,018																\$1,018	\$2,036
5. Replace VCT in hallways and medical clinic	20 yrs.	0 yrs.	\$35,002	LS	1	\$35,002	\$71,257	\$71,257																	\$71,257
6. Repaint interiors where required	6 yrs.	0 yrs.	\$15,513	LS	1	\$15,513	\$31,582	\$31,582					\$31,582												\$63,164
7. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	62173	\$31,087	\$63,286	\$63,286												\$63,286					\$126,572
8. Replace suspended ceiling tiles.	20 yrs.	0 yrs.	\$560,723	LS	1	\$560,723	\$1,141,519	\$1,141,519																	\$1,141,519
9. Repaint exterior	6 yrs.	0 yrs.	\$76,269	LS	1	\$76,269	\$155,268	\$155,268					\$155,268							\$155,268					\$465,804
10. Check operation of all cameras	NA	0 yrs.	\$1,000	LS	1	\$1,000	\$2,036	\$2,036																	\$2,036
11. Replace packaged rooftop units for Medical Clinic	30 yrs.	0 yrs.	\$83,082	LS	1	\$83,082	\$169,138	\$169,138																	\$169,138
12. Reseal all concrete floors	6 yrs.	2 yrs.	\$1.15	SF	49738	\$57,199	\$116,446			\$116,446					\$116,446							\$116,446			\$349,338
13. Replace Domestic Hot Water Boilers	30 yrs.	5 yrs.	\$50,000	LS	1	\$50,000	\$101,790					\$101,790													\$101,790
14. Update kitchen equipment/appliances including refrigeration	25 yrs.	8 yrs.	\$60,000	LS	1	\$60,000	\$122,148								\$122,148										\$122,148
15. Check/replace electrical distribution panels (as needed)	40 yrs.	14 yrs.	\$35,504	LS	1	\$35,504	\$72,279																\$72,279		\$72,279
B20 Exterior Enclosure																							\$2,256,198	\$185,601	\$2,441,799
B30 Roofing																		\$1,324,770							\$1,324,770
C10 Interior Construction																		\$342,675						\$350,794	\$693,469
C30 Interior Finishes									\$789,559			\$190,019						\$789,558							\$1,769,136
D20 Plumbing																		\$1,563,829							\$1,563,829
D30 HVAC												\$258,472													\$258,472
D50 Electrical														\$799,848				\$807,882							\$1,607,730
E10 Equipment														\$27,839											\$27,839
E20 Furnishings																		\$31,477							\$31,477
<b>Support Services Totals:</b>								<b>\$1,761,581</b>			<b>\$1,456,286</b>				<b>\$6,113,323</b>								<b>\$3,200,890</b>	<b>\$12,532,080</b>	



**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
								Immediate		Near Term			Mid Term			Long Term								
<b>05 - Maintenance/Wheels of Learning</b>																								
1. Repaint exterior	6 yrs.	0 yrs.	\$2,282	LS	1	\$2,282	\$4,645	\$4,645						\$4,645						\$4,645				\$13,935
2. Reseal concrete floors	6 yrs.	0 yrs.	\$1.15	SF	5087	\$5,850	\$11,910					\$11,910					\$11,910							\$23,820
3. Paint interior finishes throughout	6 yrs.	0 yrs.	\$4,875	LS	1	\$4,875	\$9,924	\$9,924						\$9,924						\$9,924				\$29,772
4. Replace HVAC units	20 yrs.	6 yrs.	\$8,722	LS	1	\$8,722	\$17,757						\$17,757											\$17,757
5. Replace Roof	40 yrs.	14 yrs.	\$73,753	LS	1	\$73,753	\$150,147															\$150,147		\$150,147
B20 Exterior Enclosure																							\$126,752	\$126,752
C10 Interior Construction																							\$86,106	\$86,106
C30 Interior Finishes													\$13,981											\$13,981
D30 HVAC															\$6,342									\$6,342
D50 Electrical														\$81,818										\$81,818
<b>Maintenance/Wheels of Learning Totals:</b>								<b>\$14,569</b>	<b>\$25,891</b>					<b>\$132,397</b>					<b>\$377,574</b>	<b>\$550,430</b>				
<b>06 - Woodshop/Warehouse</b>																								
1. Repaint exterior	6 yrs.	0 yrs.	\$16,399	LS	1	\$16,399	\$33,386	\$33,386						\$33,386						\$33,386				\$100,158
2. Reseal all concrete floors	6 yrs.	0 yrs.	\$1.15	SF	9140	\$10,511	\$21,398	\$21,398						\$21,398						\$21,398				\$64,194
3. Replace HVAC units and repair damaged ductwork	20 yrs.	0 yrs.	\$27,985	LS	1	\$27,985	\$56,972	\$56,972																\$56,972
4. Repair taped joint in ceiling	NA	0 yrs.	\$500	LS	1	\$500	\$1,018	\$1,018																\$1,018
5. Paint interior finishes throughout	6 yrs.	0 yrs.	\$4,380	LS	1	\$4,380	\$8,916	\$8,916						\$8,916						\$8,916				\$26,748
B20 Exterior Enclosure									\$166,929									\$60,811						\$227,740
B30 Roofing														\$13,489										\$13,489
C10 Interior Construction																							\$154,710	\$154,710
C30 Interior Finishes												\$8,916		\$25,120						\$8,916				\$42,951
D30 HVAC																				\$31,188				\$31,188
D50 Electrical														\$147,006										\$147,006
E10 Equipment																		\$65,640						\$65,640
F1020 Integrated Construction														\$23,086										\$23,086
<b>Woodshop/Warehouse Totals:</b>								<b>\$121,690</b>	<b>\$175,845</b>					<b>\$398,851</b>					<b>\$258,513</b>	<b>\$954,899</b>				

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate		Near Term			Mid Term			Long Term									
<b>07 - Jacobs Industry Building</b>																									
1. Repair ground source heat pump glycol supply pump and remaining original heat pumps	25 yrs.	0 yrs.	\$59,353	LS	1	\$59,353	\$120,831	\$120,831																\$120,831	
2. Replace duct heaters	20 yrs.	0 yrs.	\$18,093	LS	1	\$18,093	\$36,834	\$36,834																	\$36,834
3. Reseal all concrete floor	6 yrs.	0 yrs.	\$1.15	SF	47000	\$54,050	\$110,035	\$110,035					\$110,035							\$110,035					\$330,105
4. Replace carpet	14 yrs.	0 yrs.	\$15,183	LS	1	\$15,183	\$30,909	\$30,909													\$30,909				\$61,818
5. Replace domestic hot water heater	15 yrs.	3 yrs.	\$2,500	LS	1	\$2,500	\$5,090			\$5,090															\$5,090
6. Replace suspended natural gas fired unit heaters	20 yrs.	7 yrs.	\$79,444	LS	1	\$79,444	\$161,733							\$161,733											\$161,733
B20 Exterior Enclosure																		\$119,548							\$119,548
C10 Interior Construction																		\$232,394					\$1,350,761		\$1,583,155
C30 Interior Finishes									\$42,277					\$249,182			\$42,277								\$333,735
D30 HVAC															\$18,417										\$18,417
D50 Electrical													\$348,788												\$348,788
<b>Jacobs Industry Building Totals:</b>								<b>\$298,609</b>		<b>\$47,367</b>				<b>\$1,282,373</b>				<b>\$1,491,705</b>							<b>\$3,120,054</b>
<b>08 - Jacobs Building Guard Shack</b>																									
1. Repaint exposed wood trim	6 yrs.	0 yrs.	\$219	LS	1	\$219	\$445	\$445					\$445							\$445					\$1,335
2. Replace Roof	15 yrs.	10 yrs.	\$1,000	LS	1	\$1,000	\$2,036										\$2,036								\$2,036
3. Replace door and windows	30 yrs.	10 yrs.	\$1,673	LS	1	\$1,673	\$3,405										\$3,405								\$3,405
C30 Interior Finishes									\$696								\$696								\$1,391
<b>Jacobs Building Guard Shack Totals:</b>								<b>\$445</b>		<b>\$696</b>				<b>\$6,582</b>				<b>\$445</b>							<b>\$8,167</b>

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate		Near Term			Mid Term			Long Term									
<b>09 - C Pod 1996</b>																									
1. Clean/check/repair all toilets, sinks, showers and associated shower heads	15 yrs.	0 yrs.	\$37,322	LS	1	\$37,322	\$75,981	\$75,981																\$75,981	
2. Replace exterior elastomeric sealants	18 yrs.	0 yrs.	\$10	LF	2112	\$21,120	\$42,996	\$42,996																	\$42,996
3. Reseal all concrete floors	6 yrs.	0 yrs.	\$1.15	SF	39312	\$45,209	\$92,036	\$92,036																	\$92,036
4. Repaint interiors where required	6 yrs.	0 yrs.	\$24,523	LS	1	\$24,523	\$49,924	\$49,924																	\$49,924
5. Replace damaged acoustic tiles	20 yrs.	0 yrs.	\$1,000	LS	1	\$1,000	\$2,036	\$2,036																	\$2,036
6. Replace cabinetry in individual units	30 yrs.	0 yrs.	\$14,568	LS	1	\$14,568	\$29,658	\$29,658																	\$29,658
7. Repaint exteriors	6 yrs.	0 yrs.	\$32,025	LS	1	\$32,025	\$65,197	\$65,197																	\$65,197
8. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$4,969	LS	1	\$4,969	\$10,115	\$10,115																	\$10,115
9. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	39312	\$19,656	\$40,016	\$40,016																	\$40,016
10. Potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
11. Update interior lighting	30 yrs.	5 yrs.	\$112,247	LS	1	\$112,247	\$228,512					\$228,512													\$228,512
12. Replace all Trane rooftop units (1-15 ton,4-17.5 ton,2-25 ton) and associated controls	30 yrs.	8 yrs.	\$551,592	LS	1	\$551,592	\$1,122,932									\$1,122,932									\$1,122,932
13. Check/replace windows	30 yrs.	9 yrs.	\$280,302	LS	1	\$280,302	\$570,638											\$570,638							\$570,638
B20 Exterior Enclosure																								\$117,356	\$117,356
B30 Roofing																			\$598,749						\$598,749
C10 Interior Construction																							\$261,863	\$261,863	
C30 Interior Finishes									\$499,238			\$721,783					\$499,238								\$1,720,259
D50 Electrical																	\$505,744								\$505,744
E20 Furnishings														\$247,166											\$247,166
<b>C Pod Totals:</b>								<b>\$411,013</b>			<b>\$1,449,533</b>			<b>\$2,375,079</b>			<b>\$1,548,606</b>							<b>\$5,784,231</b>	

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate			Near Term			Mid Term			Long Term								
<b>10 - C/D Gym 1997</b>																									
1. Repair leak in corridor outside gym	NA	0 yrs.	\$2,500	LS	1	\$2,500	\$5,090	\$5,090																\$5,090	
2. Clean/check/repair all toilets, sinks, showers and associated shower heads	15 yrs.	0 yrs.	\$9,320	LS	1	\$9,320	\$18,974	\$18,974																	\$18,974
3. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
4. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	14100	\$7,050	\$14,352	\$14,352																	\$14,352
5. Potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
6. Check efficacy / recommission x-ray unit in medical office	NA	0 yrs.	\$1,500	Ea	1	\$1,500	\$3,054	\$3,054																	\$3,054
7. Replace Trane forced air units 140,000btu and 80,000btu for music and x-ray room	20 yrs.	0 yrs.	\$6,462	LS	1	\$6,462	\$13,155	\$13,155																	\$13,155
8. Reseal all concrete floors	6 yrs.	4 yrs.	\$1.15	SF	13950	\$16,043	\$32,659				\$32,659						\$32,659								\$65,318
9. Update interior lighting	30 yrs.	5 yrs.	\$21,899	LS	1	\$21,899	\$44,582					\$44,582													\$44,582
8. Replace Reznor suspended gym heaters	20 yrs.	10 yrs.	\$11,078	LS	1	\$11,078	\$22,552										\$22,552								\$22,552
10. Check/replace windows	30 yrs.	10 yrs.	\$2,000	Ea	6	\$12,000	\$24,430													\$24,430					\$24,430
B20 Exterior Enclosure																							\$25,926	\$25,926	
B30 Roofing													\$285,604												\$285,604
C10 Interior Construction												\$94,451													\$94,451
C30 Interior Finishes									\$58,933					\$262,339			\$58,933								\$380,205
D30 HVAC															\$59,469										\$59,469
D50 Electrical																							\$178,328	\$178,328	
E20 Furnishings												\$8,089		\$47,027											\$55,116
<b>C/D Gym Totals:</b>								<b>\$60,733</b>			<b>\$238,713</b>			<b>\$768,584</b>			<b>\$228,685</b>							<b>\$1,296,715</b>	

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
								Immediate		Near Term			Mid Term			Long Term								
<b>11 - D Pod 1996</b>																								
1. Clean/check/repair all toilets, sinks, showers and associated shower heads	15 yrs.	0 yrs.	\$69,515	LS	1	\$69,515	\$141,519	\$141,519															\$141,519	
2. Replace exterior elastomeric sealants	18 yrs.	0 yrs.	\$10	LF	2816	\$28,160	\$57,328	\$57,328															\$57,328	
3. Reseal all concrete floors	6 yrs.	0 yrs.	\$1.15	SF	73221	\$84,204	\$171,423	\$171,423					\$171,423								\$171,423		\$514,269	
4. Repaint interiors where required	6 yrs.	0 yrs.	\$53,980	LS	1	\$53,980	\$109,892	\$109,892					\$109,892								\$109,892		\$329,676	
5. Replace damaged acoustic tiles	20 yrs.	0 yrs.	\$1,000	LS	1	\$1,000	\$2,036	\$2,036															\$2,036	
6. Replace cabinetry in individual units	30 yrs.	0 yrs.	\$19,425	LS	1	\$19,425	\$39,545	\$39,545															\$39,545	
7. Repaint exteriors	6 yrs.	0 yrs.	\$54,678	LS	1	\$54,678	\$111,314	\$111,314					\$111,314								\$163,554		\$386,182	
8. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$9,254	LS	1	\$9,254	\$18,840	\$18,840															\$18,840	
9. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	73221	\$36,611	\$74,532	\$74,532															\$74,532	
10. Potable water quality checks	NA	0 yrs.	\$1,500	Ea	1	\$1,500	\$3,054	\$3,054															\$3,054	
11. Replace roof with adhered EPDM	15 yrs.	0 yrs.	\$593,977	LS	1	\$593,977	\$1,209,218			\$1,209,218													\$1,209,218	
12. Update interior lighting	30 yrs.	5 yrs.	\$209,066	LS	1	\$209,066	\$425,616					\$425,616											\$425,616	
13. Replace all Trane rooftop units (1-5 ton,1-8.5 ton,8-15 ton) and associated controls	30 yrs.	9 yrs.	\$1,027,375	LS	1	\$1,027,375	\$2,091,530							\$2,091,530									\$2,091,530	
14. Check/replace windows	30 yrs.	9 yrs.	\$522,078	LS	1	\$522,078	\$1,062,847											\$1,062,847					\$1,062,847	
B20 Exterior Enclosure																							\$218,582	
C10 Interior Construction																							\$487,735	
C30 Interior Finishes									\$929,861			\$1,344,365					\$929,861						\$3,204,087	
D50 Electrical																	\$941,979						\$941,979	
E20 Furnishings														\$405,237			\$39,544						\$444,781	
<b>D Pod Totals:</b>								<b>\$729,483</b>		<b>\$3,909,060</b>				<b>\$4,800,780</b>					<b>\$2,214,033</b>				<b>\$11,653,356</b>	

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15	
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
								Immediate		Near Term			Mid Term			Long Term									
<b>12 - E Pod 1996</b>																									
1. Repair failed TRANE unit, Mod No. YCD180B4LCEA Serial: M02103914D	NA	0 yrs.	\$71,918	LS	1	\$71,918	\$146,411	\$146,411																\$146,411	
2. Clean/check/repair all toilets, sinks, showers and associated shower heads	15 yrs.	0 yrs.	\$38,930	LS	1	\$38,930	\$79,253	\$79,253																	\$79,253
3. Replace exterior elastomeric sealants	18 yrs.	0 yrs.	\$10	LF	2596	\$25,960	\$52,849	\$52,849																	\$52,849
4. Reseal all interior floors	6 yrs.	0 yrs.	\$1.15	SF	41005	\$47,156	\$96,000	\$96,000					\$96,000						\$96,000						\$288,000
5. Repaint interiors where required	6 yrs.	0 yrs.	\$25,579	LS	1	\$25,579	\$52,074	\$52,074					\$52,074						\$52,074						\$156,222
6. Replace damaged acoustic tiles	20 yrs.	0 yrs.	\$1,000	LS	1	\$1,000	\$2,036	\$2,036																	\$2,036
7. Replace cabinetry in individual units	15 yrs.	0 yrs.	\$14,568	LS	1	\$14,568	\$29,658	\$29,658																	\$29,658
8. Repaint exteriors	6 yrs.	0 yrs.	\$66,809	LS	1	\$66,809	\$136,009	\$136,009					\$136,009						\$136,009						\$408,027
9. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$2,500	LS	1	\$2,500	\$5,090	\$5,090																	\$5,090
10. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	41005	\$20,503	\$41,739	\$41,739																	\$41,739
11. Potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054																	\$3,054
12. Update interior lighting	30 yrs.	5 yrs.	\$117,081	LS	1	\$117,081	\$238,353					\$238,353													\$238,353
13. Replace all Trane rooftop units (1-15 ton,4-17.5 ton,2-25 ton) and associated controls	30 yrs.	9 yrs.	\$503,429	LS	1	\$503,429	\$1,024,880										\$1,024,880								\$1,024,880
14. Check/replace windows	30 yrs.	9 yrs.	\$292,373	LS	1	\$292,373	\$595,213											\$595,213							\$595,213
B20 Exterior Enclosure																							\$122,410	\$122,410	
B30 Roofing																			\$614,730						\$614,730
C10 Interior Construction																						\$273,140	\$273,140		
C30 Interior Finishes											\$520,738		\$752,867						\$520,738						\$1,794,343
D30 HVAC															\$1,669,810										\$1,669,810
E20 Furnishings														\$132,205			\$29,658								\$161,863
<b>E Pod Totals:</b>								<b>\$644,173</b>			<b>\$759,091</b>			<b>\$3,893,503</b>			<b>\$2,410,314</b>							<b>\$7,707,081</b>	



**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
								Immediate			Near Term			Mid Term			Long Term							
<b>13 - F Pod 1996</b>																								
1. Repair failed TRANE unit, Mod No. YCD210C4HCBA Serial: M02103054D	NA	0 yrs.	\$69,694	LS	1	\$69,694	\$141,884	\$141,884															\$141,884	
2. Clean/check/repair all toilets, sinks, showers and associated shower heads	15 yrs.	0 yrs.	\$37,726	LS	1	\$37,726	\$76,803	\$76,803															\$76,803	
3. Replace exterior elastomeric sealants	18 yrs.	0 yrs.	\$10	LF	2134	\$21,340	\$43,444	\$43,444															\$43,444	
4. Reseal all interior floors	6 yrs.	0 yrs.	\$1.15	SF	39737	\$45,698	\$93,031	\$93,031					\$93,031						\$93,031				\$279,093	
5. Repaint interiors where required	6 yrs.	0 yrs.	\$29,295	LS	1	\$29,295	\$59,638	\$59,638					\$59,638						\$59,638				\$178,914	
6. Replace damaged acoustic tiles	20 yrs.	0 yrs.	\$1,000	LS	1	\$1,000	\$2,036	\$2,036															\$2,036	
7. Replace cabinetry in individual units	15 yrs.	0 yrs.	\$14,568	LS	1	\$14,568	\$29,658	\$29,658															\$29,658	
8. Repaint exteriors	6 yrs.	0 yrs.	\$64,743	LS	1	\$64,743	\$131,803	\$131,803					\$131,803						\$131,803				\$395,409	
9. Check all cell locking/security features and operation of all cameras	NA	0 yrs.	\$2,500	LS	1	\$2,500	\$5,090	\$5,090															\$5,090	
10. Retro-commissioning of HVAC and electrical systems	NA	0 yrs.	\$0.50	SF	39737	\$19,869	\$40,448	\$40,448															\$40,448	
11. Potable water quality checks	NA	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054															\$3,054	
12. Update interior lighting	30 yrs.	5 yrs.	\$113,460	LS	1	\$113,460	\$230,982					\$230,982											\$230,982	
13. Check/replace windows	30 yrs.	5 yrs.	\$283,332	LS	1	\$283,332	\$576,807											\$576,807					\$576,807	
14. Replace all Trane rooftop units (1-15 ton,4-17.5 ton,2-25 ton) and associated controls	30 yrs.	9 yrs.	\$487,861	LS	1	\$487,861	\$993,188										\$993,188						\$993,188	
B20 Exterior Enclosure																						\$118,624	\$118,624	
B30 Roofing																			\$607,272				\$607,272	
C10 Interior Construction																						\$264,694	\$264,694	
C30 Interior Finishes									\$504,635			\$729,586					\$504,635						\$1,738,856	
E20 Furnishings														\$132,205			\$29,658						\$161,863	
<b>F Pod Totals:</b>								<b>\$626,889</b>			<b>\$1,465,203</b>			<b>\$1,944,158</b>					<b>\$1,851,869</b>				<b>\$5,888,120</b>	
<b>14 - Greenhouse 1998</b>																								
1. Repair irrigation system	NA	0 yrs.	\$5,261	LS	1	\$5,261	\$10,711	\$10,711															\$10,711	
2. Replace water heater	15 yrs.	0 yrs.	\$2,500	LS	1	\$2,500	\$5,090			\$5,090													\$5,090	
3. Check and possibly replace exterior polycarbonate sheeting	NA	9 yrs.	\$6,012	LS	1	\$6,012	\$12,239									\$12,239							\$12,239	
B20 Exterior Enclosure																	\$2,850						\$2,850	
B30 Roofing																	\$18,469						\$18,469	
D30 HVAC															\$9,797								\$9,797	
<b>Greenhouse Totals:</b>								<b>\$10,711</b>			<b>\$5,090</b>			<b>\$43,355</b>									<b>\$59,156</b>	
<b>15 - Horticulture Tool Shed 1998</b>																								
1. Replace Three Tab roof shingles, fascia boards and soffits	15 yrs.	0 yrs.	\$2,722	LS	1	\$2,722	\$5,541	\$5,541															\$5,541	
2. Upgrade lighting	30 yrs.	4 yrs.	\$1,363	LS	1	\$1,363	\$2,774			\$2,774													\$2,774	
B20 Exterior Enclosure																						\$5,105	\$5,105	
C30 Interior Finishes									\$878								\$878						\$1,756	
D50 Electrical																						\$11,096	\$11,096	
<b>Horticulture Tool Shed Totals:</b>								<b>\$5,541</b>			<b>\$3,652</b>			<b>\$878</b>									<b>\$16,202</b>	

**Prairie Correctional Facility  
Capital Expenditure Forecast**

ITEM	EUL	RUL	Unit Cost	Unit Type	No. Units	Unfactored Total	Factored Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL Years 0-15
								Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
								Immediate		Near Term			Mid Term			Long Term								
<b>16 - Armory 1997</b>																								
1. Paint interior finishes	6 yrs.	0 yrs.	\$8,187	LS	1	\$8,187	\$16,668	\$16,668															\$16,668	
2. Replace Trane 3 Ton rooftop heat pump and associated thermostat	30 yrs.	10 yrs.	\$2,865	LS	1	\$2,865	\$5,833										\$5,833						\$5,833	
3. Upgrade lighting	30 yrs.	5 yrs.	\$1,300	LS	1	\$1,300	\$2,647					\$2,647											\$2,647	
4. Check/replace windows	30 yrs.	11 yrs.	\$4,500	Ea	2	\$9,000	\$18,322												\$18,322				\$18,322	
B20 Exterior Enclosure																						\$21,145	\$21,145	
B30 Roofing													\$10,286										\$10,286	
C10 Interior Construction												\$2,648											\$2,648	
C30 Interior Finishes									\$16,667					\$1,896									\$18,562	
D50 Electrical																	\$7,597						\$7,597	
<b>Armory Totals:</b>								<b>\$16,668</b>			<b>\$21,962</b>				<b>\$25,611</b>					<b>\$39,467</b>			<b>\$103,708</b>	
<b>17 - Guard Tower 1995</b>																								
1. Replace three tab roof shingles, paint soffits and fascia's	15 yrs.	0 yrs.	\$2,500	LS	1	\$2,500	\$5,090	\$5,090															\$5,090	
2. Replace carpet	14 yrs.	0 yrs.	\$1,500	LS	1	\$1,500	\$3,054	\$3,054															\$3,054	
3. Paint interiors and exteriors	6 yrs.	2 yrs.	\$7,611	LS	1	\$7,611	\$15,495		\$15,495					\$15,495						\$15,495			\$46,485	
4. Replace infrared gas heater and baseboard heater	15 yrs.	0 yrs.	\$4,500	LS	1	\$4,500	\$9,161	\$9,161															\$9,161	
5. Replace doors and windows.	25 yrs.	2 yrs.	\$12,000	LS	1	\$12,000	\$24,430		\$24,430														\$24,430	
6. Update interior lighting.	30 yrs.	5 yrs.	\$3,500	LS	1	\$3,500	\$7,125					\$7,125											\$7,125	
7. Fit bathroom	NA	7 yrs.	\$9,500	LS	1	\$9,500	\$19,340							\$19,340									\$19,340	
C10 Interior Construction																	\$225						\$225	
<b>Guard Tower Totals:</b>								<b>\$57,230</b>			<b>\$7,125</b>				<b>\$35,060</b>					<b>\$15,495</b>			<b>\$114,910</b>	
<b>18 - Pavements</b>																								
1. Total replacement down to sub-base throughout.	20 yrs.	0 yrs.	\$35.00	Ea	27400	\$959,000	\$1,952,332	\$1,952,332															\$1,952,332	
<b>Pavements Totals:</b>								<b>\$1,952,332</b>																<b>\$1,952,332</b>
<b>19 - Fencing</b>																								
1. Check function of all energized HT wires and function of all control boxes and systems	5 yrs.	0 yrs.	\$3,500	LS	1	\$3,500	\$7,125	\$7,125															\$7,125	
2. Replace backup batteries in control boxes	3 yrs.	0 yrs.	\$200	LS	1	\$200	\$407	\$407															\$407	
F30 Special Facilities																						\$6,399,693	\$6,399,693	
<b>Fencing Totals:</b>								<b>\$7,532</b>														<b>\$6,399,693</b>	<b>\$6,407,225</b>	
<b>20 - Environmental Assessment</b>																								
1. Pre-remediation mold (swab) and indoor air quality sampling	NA	0 yrs.	\$20,000	LS	1	\$20,000	\$40,716	\$40,716															\$40,716	
<b>Environmental Assessment Totals:</b>								<b>\$40,716</b>															<b>\$40,716</b>	
<b>Annual Totals:</b>								<b>\$8,776,441</b>	<b>\$39,925</b>	<b>\$4,601,829</b>	<b>\$1,510,978</b>	<b>\$1,042,390</b>	<b>\$5,229,950</b>	<b>\$4,572,163</b>	<b>\$8,477,018</b>	<b>\$4,093,960</b>	<b>\$1,135,171</b>	<b>\$13,304,551</b>	<b>\$2,874,082</b>	<b>\$8,080,468</b>	<b>\$2,296,123</b>	<b>\$485,364</b>	<b>\$12,175,366</b>	<b>\$78,695,780</b>
<b>Term Totals:</b>								<b>\$8,816,366</b>			<b>\$12,385,147</b>				<b>\$31,582,863</b>					<b>\$25,911,404</b>			<b>\$78,695,780</b>	
<b>Annual Totals w/ Inflation (2.5%)</b>								<b>\$8,776,441</b>	<b>\$40,923</b>	<b>\$4,834,797</b>	<b>\$1,627,158</b>	<b>\$1,042,390</b>	<b>\$5,772,887</b>	<b>\$5,172,983</b>	<b>\$9,830,742</b>	<b>\$4,866,431</b>	<b>\$1,383,096</b>	<b>\$16,615,561</b>	<b>\$3,679,068</b>	<b>\$10,602,275</b>	<b>\$3,088,031</b>	<b>\$685,807</b>	<b>\$22,021,901</b>	<b>\$100,040,490</b>
<b>Term Totals w/ Inflation (2.5%)</b>								<b>\$8,817,364</b>			<b>\$13,277,231</b>				<b>\$37,868,813</b>					<b>\$40,077,081</b>			<b>\$100,040,490</b>	



## Appendix B: Sample Score Sheet

The scoresheet for one facility (A Pod) is provided in this appendix as an example to show typical details and scoring methodology. Full scoresheets of all facilities are provided in the full version of this report.

GENERAL INFORMATION		Deficiency Range	Condition Rating	BUILDING INFORMATION						
*! Facility Name	A Pod	Element not present	0-Not Entered	CLIENT Building Gross SF	SELECT BUILDING	# of Levels	2			
*! Project ID		0 to 5%	5-Excellent	FEA Building Gross SF	50,119	Elevated Floor SF	15,258			
*! Site ID	Prairie Correctional Facility	5 to 10%	4-Good	Building Footprint SF	34,861	Roof SF	34,861	<b>GENERAL INSTRUCTIONS</b>		
*! Building ID		10 to 25%	3-Fair	Standard Foundations SF	34,861	Finished SF	50,119			
* Year of Construction	1991	25% to 50%	2-Poor	Special Foundations SF	0	# Elevators	0	This cell formatting indicates an error. FILL IN cells highlighted as seen here.		
*! Historical ID		>50%	1-Unacceptable	Slab-on-Grade SF	34,861	# Personnel Lifts	0	NOTE: Sheet is protected. Edit required only in unprotected fields.		
*! County ID				Basement SF	0	ERROR CHECK	0			
*! Soft Cost ID										
* Date Requested		<b>* GENERAL BUILDING NOTES</b>								
* Date To Perform		A Pod housing unit was one of the original housing units constructed at Prairie Correctional Facility. It was a two level unit for inmate housing. With the exception of HVAC replacement (2008) and a ventilation project (2009), all components of the building were reportedly original.								
* Date Assessed	2017-11-13									
*! Surveyor	FEA									
*! Cost Model ID	M22									
WBS Uniform Code	System Description	Changes Required Yes/No	Present Yes/No	*! Cost ID	* Quantity or Area Served	Unit of Measure	Condition Rating	Notes	Photo Reference	
<b>A. SUBSTRUCTURE</b>										
<b>A10</b>	<b>FOUNDATIONS</b>									
A1010	Standard Foundations (Footprint SF minus Special Foundations)	No	Yes	M22-A1010-01	34,861	STD Fndns SF	5-Excellent	Major System: Standard Foundation Other Systems: None Reason for Condition Rating: No issues reported or observed.		
A1020	Special Foundations (Footprint SF minus Standard Foundations)	No	No		-	SP Fndns SF	0-Not Entered	Major System: Other Systems: Reason for Condition Rating:		
A1030	Slab-on-Grade	No	Yes	M22-A1030-01	34,861	SOG SF	5-Excellent	Major System: Concrete slab Other Systems: None Reason for Condition Rating: Slab was overall in excellent condition with no areas of major concern. LOCAL SCORE 2: A concrete spall was present at the door threshold at cell D01.	A Pod - A1030-01, A Pod - A1030-02	
<b>A20</b>	<b>SUBSTRUCTURE</b>									
A2020	Basement Wall Structures	No	No		-	Basement SF	0-Not Entered	Major System: Other Systems: Reason for Condition Rating:		
<b>B. STRUCTURE AND SHELL</b>										
<b>B10</b>	<b>SUPERSTRUCTURE</b>									
B1010	Elevated Floor Structures	No	Yes	M22-B1010-04	15,258	Elev FI SF	5-Excellent	Major System: Precast concrete floor Other Systems: None Reason for Condition Rating: No issues reported or observed.		
B1020	Roof Structural System	No	Yes	M22-B1020-01	34,861	Roof SF	5-Excellent	Major System: Precast concrete roof supported by load bearing walls and intermediate support columns or walls		

								Other Systems:	None	
								Reason for Condition Rating:	No issues reported or observed.	
<b>B20</b>	<b>EXTERIOR ENCLOSURE</b>									
B2010	Exterior Walls (Bldg Gross SF minus Basement SF)	No	Yes	M22-B2010-03	50,119	Bldg Gross-Bsmt SF	4-Good	Major System:	Load bearing CMU block construction	
								Other Systems:	None	
								Reason for Condition Rating:	Exterior walls were in good condition. Some minor cracks (<1/16 inch) were observed at exterior corners. Overall, the structure was sound. The building's paint was in fair condition but some areas of poor cohesion (bubbles) were present, but less than 5% of area. LOCAL SCORE 2: Paint bubbles and cracked paint was present at the exterior walls.	A Pod - B2010-01, A Pod - B2010-02
B2020	Exterior Windows (Bldg Gross SF minus Basement SF)	No	Yes	M22-B2020-01	50,119	Bldg Gross-Bsmt SF	2-Poor	Major System:	Steel framed windows	
								Other Systems:	None	
								Reason for Condition Rating:	Steel window frames were original to the building's construction, surface corrosion on interior of frames was present on the majority of window frames (55%). Windows in corner cells were in the worst condition with severe corrosion on the interior of the frames. It was reported that prior to the installation of the ventilation system in 2008, humidity was an issue and condensation on the window frames was common. The condensation has caused corrosion of all unpainted surfaces. It is recommended that all frames be sanded to bare metal, and painted to prevent further rust. Severely damaged frames will need to be replaced.	A Pod - B2020-01, A Pod - B2020-02
B2030	Exterior Doors (Bldg Gross SF less than Basement SF)	No	Yes	M22-B2030-01	50,119	Bldg Gross-Bsmt SF	3-Fair	Major System:	Steel Exterior Doors	
								Other Systems:	None	
								Reason for Condition Rating:	A two-leaf exterior door was present at the facility at the end of the corridor separating unit AD and AC and a single-leaf door was present in unit AA. All doors were original to the building's construction and had minor surface corrosion at the base of the doors. Overall door were free of major defects and were in fair condition.	
<b>B30</b>	<b>ROOFING</b>									
B3010	Roof Coverings	No	Yes	M22-B3010-01	34,861	Roof SF	2-Poor	Major System:	Ballasted EPDM membrane	
								Other Systems:	None	
								Reason for Condition Rating:	The roof membrane was reportedly original to the building's construction and beyond the average expected useful life. An active leak appeared to be present at the storage room adjacent to cell E48. Roof is in poor condition based on age and condition.	A Pod - B3010-01, A Pod - B3010-02
<b>C. INTERIORS</b>										
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>									
C1010	Interior Partitions	No	Yes	M22-C1010-01	50,119	Finished SF	5-Excellent	Major System:	Concrete masonry unit (CMU) walls	
								Other Systems:	None	
								Reason for Condition Rating:	Interior CMU partitions were mostly free of defects, but approximately 3% of rooms had chipped blocks at the intersection of the top course of CMU and the precast floor and roof slabs. This condition is assumed to be caused by repeated thermal expansion of the slab and/or wall. The loose concrete chips could potentially be used as a sharp edge. LOCAL SCORE 2: Remove loose concrete chips from CMU and repair.	A Pod - C1010-01, A Pod - C1010-02
C1020	Interior Doors	No	Yes	M22-C1020-01	50,119	Finished SF	4-Good	Major System:	Solid core wood doors (90%)	
								Other Systems:	Metal Doors (10%)	
								Reason for Condition Rating:	99% of Doors were in good, functional condition throughout with no observed issues other than slight finish deterioration. LOCAL SCORE 2: The door to the storage room adjacent to cell E48 has a corroded frame and hardware due to water intrusion from the roof leak. Replacement of frame is recommended.	A Pod - C1020-01, A Pod - C1020-02
C1030	Fittings (Lockers, Restroom Partitions, Railings)	No	Yes	M22-C1030-01	50,119	Finished SF	4-Good	Major System:	Railings	
								Other Systems:	None	
								Reason for Condition Rating:	Railings were structurally sound and free of major defects. Finish of railings was in good condition with some minor areas of paint loss. Overall condition was good.	

<b>C20 STAIRS/FIRE ESCAPES</b>										
C2010	Stair Structure	No	Yes	M22-C2010-02	50,119	Bldg Gross SF	5-Excellent	Major System:	Metal stairs with concrete filled pans	
									Other Systems:	None
									Reason for Condition Rating:	Stairs were free of defects and in excellent structural condition. No issues reported or observed.
<b>C30 INTERIOR FINISHES</b>										
C3010	Interior Walls	No	Yes	M22-C3010-01	50,119	Finished SF	2-Poor	Major System:	Painted CMU	
									Other Systems:	None
									Reason for Condition Rating:	Paint has exceeded average expected useful life but appeared to be in fair condition. Overall condition poor based on age.
C3020	Interior Floors	No	Yes	M22-C3020-03	50,119	Finished SF	4-Good	Major System:	Sealed concrete flooring (90%)	
									Other Systems:	Carpet (10%) in select common areas and observation booth
									Reason for Condition Rating:	Sealed concrete flooring was in good condition with isolated areas of water damage. Carpet was present in select common areas and in poor condition with staining, runs, failing adhesive termination bars at the carpet edge. LOCAL SCORE 2: Carpet in common areas is in poor condition and should be removed. LOCAL SCORE 2: Carpet has been removed in the E section and exposed concrete has remnants of carpet adhesive and the concrete has not been coated.
C3030	Interior Ceilings	No	Yes	M22-C3030-02	50,119	Finished SF	4-Good	Major System:	Suspended Ceiling (75%)	
									Other Systems:	Painted Structure and Gypsum Board (25%)
									Reason for Condition Rating:	Mismatched ceiling tiles were present in the corridors, but appeared in good condition in the cell block areas. The ceilings in the cell block area appeared to have been replaced around 2008 with the ventilation upgrade project. Painted surfaces were in fair condition. Overall condition was good. LOCAL SCORE 2: Mismatched tiles in the corridor visually detracted from the appearance of the space. Recommend replacing mismatched portion of tiles with matching tiles.
<b>D. SERVICES</b>										
<b>D10 CONVEYING SYSTEMS</b>										
<b>D1010 ELEVATORS AND LIFTS</b>										
D1010.100	Elevators	No	No		-	Each	0-Not Entered	Major System:		
									Other Systems:	
									Reason for Condition Rating:	
D1010.200	Lifts	No	No		-	Each	0-Not Entered	Major System:		
									Other Systems:	
									Reason for Condition Rating:	
<b>D20 PLUMBING</b>										
D2010	Plumbing Systems and Fixtures	No	Yes	M22-D2010-01	50,119	Served SF	4-Good	Major System:	Copper Distribution Piping, No Hub Cast Iron Drain Waste and Vent Piping	
									Other Systems:	None
									Reason for Condition Rating:	Piping was original to the building's construction (25 years old) and free of reported and observed leaks. Fixtures were in fair condition with some staining observed, however several toilet flush valves were inoperable and all tested flush valves leaked. LOCAL SCORE 1: All toilet flush valves appeared to leak, and replacement of all valve diaphragms is recommended. In addition, flush valves for toilets in cells A1, A5, A14, A16, A17, A20, and D41 were inoperable and require repair.
D2020	Domestic Hot Water (Heaters and Exchangers)	No	No			Served SF	0-Not Entered	Major System:		
									Other Systems:	
									Reason for Condition Rating:	



D2040	Internal Roof Rain Water Drainage	No	No		34,861	Roof SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>D30</b>	<b>HVAC</b>									
D3010	Energy Supply to Building	No	Yes	M22-D3010-01	50,119	Bldg Gross SF	5-Excellent	Major System:	Natural Gas Supply	
								Other Systems:	None	
								Reason for Condition Rating:	Natural gas supply was original to the building's construction. No issues reported or observed.	
D3010.700	Solar Energy Supply	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3010.800	Wind Energy Supply	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3010.900	Geothermal Energy Supply	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3020	Central Plant Heating (Within Building)	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3020.300	Fireplaces	No	No			Each	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3030	Central Plant Cooling (Within Building)	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>D3040</b>	<b>DISTRIBUTION SYSTEMS</b>									
D3040.100	Central Plant - Heat Distribution Systems	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
D3040.200	Central Plant - Cooling Distribution Systems	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>D3050</b>	<b>TERMINAL AND PACKAGED UNITS</b>									
D3050.100	Split Systems/Forced Air Furnaces/Package Units	No	Yes	M22-D3050.100-02	50,119	Served SF	4-Good	Major System:	Packaged rooftop heating and cooling	
								Other Systems:	None	
								Reason for Condition Rating:	The packaged rooftop units we manufactured in 2008 and were in operable condition at the time of assessment with no reported or observed issues.	
D3050.200	Split Systems Added Cooling Coil to Central Plant AHUs	No	No			Served SF	0-Not Entered	Major System:		

								Other Systems:		
								Reason for Condition Rating:		
D3060	Heat/Cooling Controls	No	Yes	M22-D3060-02	50,119	Served SF	5-Excellent	Major System:	DDC Controls	
								Other Systems:	None	
								Reason for Condition Rating:	Trane/Tracer Controls were reportedly upgraded in 2017. No issues were reported or observed and the system was in excellent condition.	
<b>D40</b>	<b>FIRE PROTECTION</b>									
D4010	Sprinklers	No	Yes	M22-D4010-01	50,119	Served SF	4-Good	Major System:	Wet pipe fire sprinkler system	
								Other Systems:	None	
								Reason for Condition Rating:	Fire sprinklers were original to the building's construction and has entered 2nd half 50 year estimated useful life. No issues reported or observed.	
D4020	Standpipes	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>D50</b>	<b>ELECTRICAL</b>									
D5010	Electrical Service to Building	No	Yes	M22-D5010-01	50,119	Bldg Gross SF	5-Excellent	Major System:	800 Amp, 277/480 Volt, Three Phase Power	
								Other Systems:	None	
								Reason for Condition Rating:	Pod A was fed from primary switchgear located in the support services building. A local disconnect was present in the Pod A electrical room on switchboard EDP-2. Electrical service was original to the buildings construction and free of reported or observed issues.	
D5020	Lighting and Branch Wiring	No	Yes	M22-D5020-01	50,119	Bldg Gross SF	4-Good	Major System:	Copper wiring, dry type transformers, and fluorescent lighting	
								Other Systems:	None	
								Reason for Condition Rating:	Wiring and fixtures were original to the building's construction. Wiring is in 2nd third of estimated useful life. No issues reported or observed.	
D5030	Communication/Security/Fire Alarm	No	Yes	M22-D5030-01	50,119	Bldg Gross SF	3-Fair	Major System:	Fire alarm, fiber optic communication backbone, pneumatic door locks, security cameras	
								Other Systems:	None	
								Reason for Condition Rating:	The fire alarm system was reported to be original to the buildings construction in 1991, as were the security camera systems and door locks. The last fire alarm system inspection was reportedly occurred 4/7/17. Fiber optic communication backbone was reportedly installed in 2016. No issues were reported or observed with any of the systems.	
D5090	Emergency Power	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>E. EQUIPMENT AND FURNISHINGS</b>										
<b>E10</b>	<b>EQUIPMENT</b>									
E1010	Commercial Equipment	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
E1020	Institutional Equipment	No	Yes	M22-E1020-01	19,200	Served SF	4-Good	Major System:	Jail Cells	
								Other Systems:	None	
								Reason for Condition Rating:	Cells are original to the building's construction and in 2nd third of estimated useful life.	
<b>E1030</b>	<b>VEHICULAR EQUIPMENT</b>									
E1030.100	Overhead Cranes	No	No			Each	0-Not Entered	Major System:		
								Other Systems:		

								Reason for Condition Rating:		
E1030.200	Truck Weight Scales	No	No			Each	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
E1030.300	Boat Lifts	No	No			Each	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
E1030.400	Garage Access Equipment	No	No			Each	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>E1090</b>	<b>OTHER EQUIPMENT</b>									
E1090.300	Commercial Food Service Equipment	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
E1090.400	Residential Equipment	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
E1090.700	Athletic Equipment	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>E1090.900</b>	<b>Agricultural Equipment</b>									
E1090.901	Storage/Cages	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
E1090.902	Fish Hatchery/Concrete Troughs	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
<b>E20</b>	<b>FURNISHINGS</b>									
<b>E2010</b>	<b>FIXED FURNISHINGS</b>									
E2010.200	Fixed Furnishings-Casework	No	No			Length LF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		
E2010.300	Fixed Furnishings-Permanent Seating	No	Yes	M22-E2010.300-02	260	Seats	4-Good	Major System:	Fixed seating consisted of combined table and chair bolt-in-place units varying between 8 and 6 chairs each.	
								Other Systems:	None.	
								Reason for Condition Rating:	Good condition with minor paint wear on isolated seats.	
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION</b>										
<b>F10</b>	<b>SPECIAL CONSTRUCTION</b>									

<b>F1010 SPECIAL STRUCTURES</b>									
F1010.100	Pre-Engineered Structure - Tower	No	No			Height	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1010.330	Silos	No	No			Volume	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1010.400	Pre-Fabricated Vault Toilet	No	No		34,861	Bldg FP SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1010.700	Fabric Structure	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
<b>F1020 INTEGRATED CONSTRUCTION</b>									
F1020.101	Elementary School Gym/Multi-purpose Room	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1020.102	High School - Competition Gymnasium	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1020.200	Auditorium	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1020.300	Refrigerated Storage Room	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
F1020.400	Hazmat Room	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
<b>F1030 SPECIAL CONSTRUCTION SYSTEMS</b>									
F1030.401	Perimeter Containment Walls	No	No			Length LF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	
<b>F1040 SPECIAL FACILITIES</b>									
F1040.100	Aquatic Facility	No	No			Served SF	0-Not Entered	Major System:	
								Other Systems:	
								Reason for Condition Rating:	

F1040.300	Ice Rink	No	No			Served SF	0-Not Entered	Major System:		
								Other Systems:		
								Reason for Condition Rating:		



## Appendix C: Sample Photos of Deficient Conditions

A sample of photographs is provided in this appendix to show significant deficiencies (identified as Local Scores 1 and 2 in the scoresheet) identified in one facility (A Pod) during the assessment. A complete photolog showing identified significant deficiencies at all facilities is provided in the full version of this report.





**PHOTOGRAPH 1.1:**  
A Pod - A1030



**PHOTOGRAPH 1.2:**  
A Pod - A1030



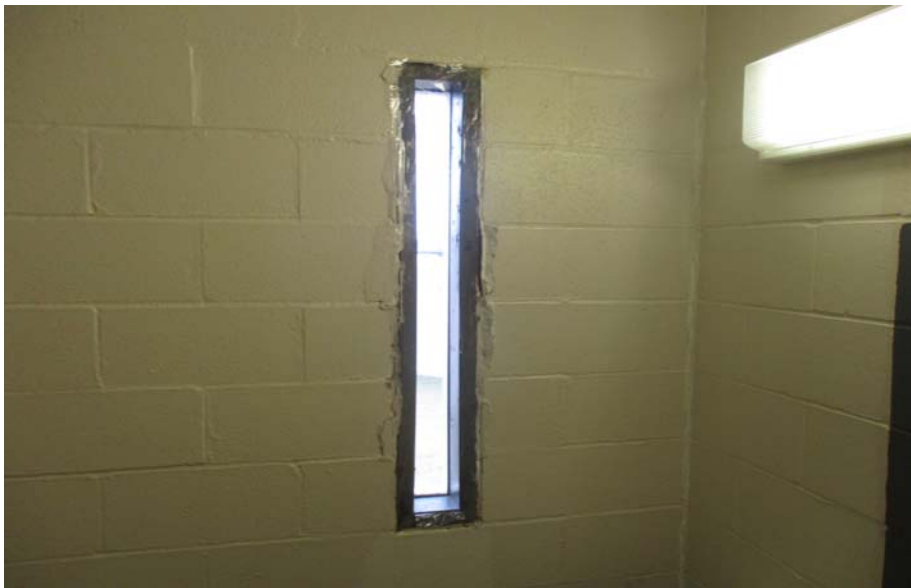
**PHOTOGRAPH 1.3:**  
A Pod - B2010



**PHOTOGRAPH 1.4:**  
A Pod - B2010



**PHOTOGRAPH 1.5:**  
A Pod - B2020



**PHOTOGRAPH 1.6:**  
A Pod - B2020



**PHOTOGRAPH 1.7:**  
A Pod - B3010



**PHOTOGRAPH 1.8:**  
A Pod - B3010



**PHOTOGRAPH 1.9:**  
A Pod - C1010





**PHOTOGRAPH 1.10:**  
A Pod - C1010



**PHOTOGRAPH 1.11:**  
A Pod - C1020



**PHOTOGRAPH 1.12:**  
A Pod - C1020



**PHOTOGRAPH 1.13:**  
A Pod - C3020



**PHOTOGRAPH 1.14:**  
A Pod - C3020



**PHOTOGRAPH 1.15:**  
A Pod - C3020



**PHOTOGRAPH 1.16:**  
A Pod - C3020



**PHOTOGRAPH 1.17:**  
A Pod - C3030



**PHOTOGRAPH 1.18:**  
A Pod - D2010





**PHOTOGRAPH 1.19:**  
A Pod - D2010



# Appendix D: Environmental Assessment Report



**Integrated  
Environmental  
Solutions, Inc.**

13435 Kolmar Avenue  
Crestwood, Illinois 60418-1442  
Telephone: (708) 926-9588  
Facsimile: (708) 926-9251

HUBZone • SDB • DBE • MBE

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January 3, 2018

Mr. Matt Kutzler, PE, CDT  
Vice President – Engineering Services  
Facility Engineering Associates, PC  
12701 Fair Lakes Circle, Suite 101  
Fairfax, Virginia 22033

**Re: Environmental Survey  
Prairie Correctional Facility  
445 South Munsterman Street  
Appleton, Minnesota  
IES Project No. 35701**

Dear Mr. Kutzler:

Integrated Environmental Solutions, Inc. (IES) is pleased to present our final report of the environmental survey performed as part of the Facility Condition Assessment (FCA) conducted at the State of Minnesota Department of Administration Prairie Correctional Facility (PFC) located at 445 South Munsterman Street in Appleton, Minnesota (Site). The environmental survey was conducted by IES under contract with Facility Engineering Associates, PC (FEA) on behalf of the Minnesota Department of Administration Real Estate and Construction Services (RECS). In accordance with the RECS Request for Proposal dated December 3, 2014 (Revised July 3, 2017), the environmental survey was conducted in order to identify potential environmental issues including asbestos-containing material (ACM); mold; hazardous materials (HazMat), and petroleum, oil and lubricants (POL) storage and/or spills/leaks; above ground and underground storage tanks (AST and UST); and polychlorinated biphenyl (PCB) containing equipment at the Site.



## **1.0 BACKGROUND**

The Site is currently closed, and consists of an 80-acre complex that was constructed by the City of Appleton in 1992. The FCA currently consists of 447,861-square feet of building space, 406,316-square feet of outdoor and recreational space, and a paved parking lot and access road. Corrections Corporation of America purchased the PFC in 1997 and closed the facility in 2010. The existing physical plant includes 447,861-square feet of housing and support buildings. Three expansions have occurred at the facility: 1) 774 beds in September 1997, 2) 212 beds in September 2004, and, 3) 50 beds in May 2006, bringing the total capacity to approximately 1,600 beds. The PFC is currently owned and managed by CoreCivic, based in Nashville, Tennessee. CoreCivic continues to have maintenance staff on-site and has made some repairs and preventive maintenance.

## **2.0 SITE OBSERVATIONS**

IES conducted the FCA environmental survey at the Site from November 14 to 16, 2017, to identify potential environmental issues including mold and associated water damaged areas; HazMat, and POL storage and/or spills/leaks; ASTs and USTs; and PCB-containing equipment at the Site. During the Site survey, Mr. David A. Peña of IES was accompanied by CoreCivic representative, Mr. Robert McCoy. A summary table of Site observations is provided in **Attachment A**. Photographs of select areas taken during IES' survey are provided in **Attachment B**.

### **2.1 ASBESTOS-CONTAINING MATERIAL**

IES visually inspected the Site for exposed, reasonably accessible, suspect ACM. In the late 1970s, the U.S. Environmental Protection Agency issued a rule banning the use of asbestos in U.S. product manufacturing reducing the potential that the observed materials contain asbestos. The Site complex was constructed in 1992. Given the year of construction, IES believes that it is unlikely that ACM would be present within the buildings at the Site. Sampling for asbestos was not conducted at the Site. It should be noted that asbestos cannot be determined visually. If



building renovations or demolition is contemplated in the future, any ACM present should be managed in accordance with local, state, and federal regulations.

## 2.2 MOLD SURVEY

IES visually surveyed the Site for the presence of mold and water intrusion suggestive of mold growth. Common sources of mold/fungi inside buildings include, but are not limited to, air handling system condensate, cooling towers, water-damaged materials, high humidity indoor areas, and damp organic material and porous wet surfaces. Ceiling tiles, gypsum wallboards (dry wall), carpets, wood, and other cellulosic surfaces were given careful attention during the visual Site survey. As summarized in the table below, visible evidence of suspect mold growth was observed in specific areas of buildings A Pod, C-Unit and D Pod, D-Unit. In addition, evidence of water damage and leakage was observed in specific areas of buildings A Pod, C, D, and E-Units; B Pod, A-Unit; D Pod, D-Unit; E Pod, A-Unit; F Pod, F-Unit; Administration, A-gym, and B-gym.

<b>Building Name</b>	<b>Building Type</b>	<b>Location</b>	<b>Description</b>
AC	Housing Unit	Near cell C25	Storage closet adjacent to cell C25 had signs of water leaking from the roof. There is a sheet metal plate on the air duct outside of this storage closet. There were signs of mold around the edges of this cover.
AD	Housing Unit	Near cell D37	The duct outside of cell D37 had signs of water damage.
AE	Housing Unit	Near cell E48	Duct adjacent to cell E48 had signs of water damage above the light fixture.
BA	Housing Unit	Near door to B-Unit	Duct above door leading from A Unit to B Unit has signs of water damage.
DD	Housing Unit		The ceiling air vents in cells D201, D204, D206 and D207 had potential signs of mold, with the vent in cell D204 having the greatest amount of mold.
EA	Housing Unit		Cell A203 had signs of water infiltration from the ceiling.
FF	Housing Unit		Cells F108, F207 and F208 had signs of water infiltration from the ceilings.
Administration	Lobby/Offices	C103, F115	Office C103 had signs of water damage to drop ceiling panels. The closet room in office F115 has signs of water damage to drop ceiling panels.



A-Gym	Gym		Signs of water leaking from the ceiling in A-gym. Offices adjacent to A-gym (A127, A126 and A125) and bathroom A131 all had signs of water damage to the ceilings.
B-Gym	Weight room		Offices adjacent to B-gym, B117 and B118, have signs of water damage to the ceilings. The duct vent in B117 had visible signs of mold.

## 2.2 HAZARDOUS AND NON-HAZARDOUS MATERIALS

During the survey, IES observed old chemicals, their containers were dated 2009, and their respective safety data sheets (SDS) stored in the x-ray film development room of the Medical building. The chemicals observed included the following: T2 Automatic X-Ray Developers Concentrate, Part 1; T2 Automatic X-Ray Fixers Concentrate, Parts A and B; and SaniZide Plus Germicidal Solution. Various new corrosives and flammable chemicals were observed in the warehouse/shop building and are used for facility maintenance. They were properly labeled and stored.

## 2.3 PETROLEUM, OIL AND LUBRICANTS

During the Site survey IES observed no POLs stored or used at the Site.

## 2.4 ABOVE GROUND AND/OR UNDERGROUND STORAGE TANKS

During the Site survey IES no obvious indications of ASTs or USTs were observed, and according to Mr. McCoy, no ASTs or USTs are located at the Site.

## 2.5 POLYCHLORINATED BIPHENYLS (PCBS)

IES conducted the survey in an effort to identify the presence and condition of electrical or hydraulic equipment that is known to, or is likely to contain PCBs in insulating or lubricating materials which may be an environmental concern. During the survey IES identified no potentially PCB-containing equipment.





### **3.0 CONCLUSIONS AND RECOMMENDATIONS**

#### **3.1 MOLD**

Visible evidence of moderate to low mold growth was observed in specific areas of buildings A Pod, C-Unit and D Pod D-Unit. The survey also indicated that there has been water damage and leakage in specific areas of buildings A Pod, C, D, and E-Units; B Pod, A-Unit; D Pod, D-Unit; E Pod, A-Unit; F Pod, F-Unit; Administration, A-gym, and B-gym.

- Areas of visible mold growth should be cleaned and mitigated.
- Pre- post-mitigation indoor air quality (IAQ) sampling and analyses should be conducted to evaluate the absence/presence of mold/fungi/bacteria. The IAQ sampling and analyses should be conducted in accordance with American Conference of Governmental Industrial Hygienists (ACGIH), American Industrial Hygiene Association (AIHA) and National Institute of Safety and Health (NIOSH), and any applicable State guidance and recommendations.
- Water-damaged materials should be replaced in order to ensure a healthy environment.
- The extent and cause of water damage (possible roof leaks) should be determined and repaired.
- Air vents and associated ducts which may potentially support biological growth should be cleaned to ensure healthy environment.

#### **3.2 HAZARDOUS AND NON-HAZARDOUS MATERIALS**

The old chemicals stored in the x-ray film development room of the Medical building should be properly labeled, packaged and disposed at a licensed hazardous waste facility.

#### **4.0 LIMITATIONS**

This environmental survey was limited to visual observation of accessible spaces of the Site. It should be noted that it is possible that mold may be present in ductwork, above ceilings, or behind walls. Although a reasonable attempt was made to identify suspect mold in the areas



identified, the inspection techniques used are inherently limited in the sense that only full demolition procedures will reveal all building materials of a structure and therefore all areas of potential fungal growth.

No warranty or guarantee, either expressed or implied, concerning the findings or conclusions of this survey is offered or intended. Rather, it is represented that the scope and performance of the professional services rendered are in accordance with the current state of practice as conducted by similarly qualified practitioners.

IES has appreciated the opportunity of working with FEA on this project. Should you have any questions or require additional information, please contact the undersigned.

Sincerely,

**Integrated Environmental Solutions, Inc.**

David Peña  
Project Manager, E.I.T.

Sudhir Mantri, P.E.  
Principal

Attachments



**ATTACHMENT A**  
**Observations Summary Table**

**Environmental Survey  
Facility Condition Assessment  
Prairie Correctional Facility**

Building Name	Building Type	Room/Area	Mold	HazMat	POL	AST/ UST	PCBs	Comments
AA	Housing Unit <sup>1</sup>							No observed environmental concerns
AB	Housing Unit							No observed environmental concerns
AC	Housing Unit	Near cell C25	X					Storage closet adjacent to cell C25 has signs of water leaking from the roof. There is a sheet metal plate on the air duct outside of this storage closet. There are signs of mold around the edges of this cover.
AD	Housing Unit	Near cell D37						Duct outside of cell D37 has signs of water damage.
AE	Housing Unit	Near cell E48						Duct adjacent to cell E48 has signs of water damage above light fixture.
BA	Housing Unit	Near door to B-Unit						Duct above door leading from A Unit to B Unit has signs of water damage.
BB	Housing Unit							No observed environmental concerns
BC	Housing Unit							No observed environmental concerns
BD	Housing Unit							No observed environmental concerns
BE	Housing Unit							No observed environmental concerns
BF	Housing Unit							No observed environmental concerns
CA	Housing Unit							No observed environmental concerns
CB	Housing Unit							No observed environmental concerns
CC	Housing Unit							No observed environmental concerns
CD	Housing Unit							No observed environmental concerns
CE	Housing Unit							No observed environmental concerns
CF	Housing Unit							No observed environmental concerns
DA	Housing Unit							No observed environmental concerns
DB	Housing Unit							No observed environmental concerns
DC	Housing Unit							No observed environmental concerns
DD	Housing Unit		X					The ceiling air vents in cells D201, D204, D206 & D207 had potential signs of mold with the vent in cell D204 having the greatest amount of mold.
DE	Housing Unit							No observed environmental concerns
DF	Housing Unit							No observed environmental concerns
DG	Housing Unit							No observed environmental concerns
DH	Housing Unit							No observed environmental concerns
DI	Housing Unit							No observed environmental concerns
EA	Housing Unit							Cell A203 has signs of water infiltration from the ceiling.
EB	Housing Unit							No observed environmental concerns
EC	Housing Unit							No observed environmental concerns
ED	Housing Unit <sup>1</sup>							No observed environmental concerns
EE	Housing Unit <sup>1</sup>							No observed environmental concerns
EF	Housing Unit <sup>1</sup>							No observed environmental concerns
FA	Housing Unit							No observed environmental concerns
FB	Housing Unit							No observed environmental concerns

**Environmental Survey  
Facility Condition Assessment  
Prairie Correctional Facility**

Building Name	Building Type	Room/Area	Mold	HazMat	POL	AST/ UST	PCBs	Comments
FC	Housing Unit							No observed environmental concerns
FD	Housing Unit							No observed environmental concerns
FE	Housing Unit							No observed environmental concerns
FF	Housing Unit							Cells F108, F207 and F208 had signs of water infiltration from the ceilings.
Administration	Lobby/Offices	C103, F115						Office C103 had signs of water damage to drop ceiling panels. The closet room in office F115 has signs of water damage to drop ceiling panels.
Kitchen	Kitchen							No observed environmental concerns
Warehouse	Warehouse							No observed environmental concerns
Woodshop	VoTech							No observed environmental concerns
Laundry	Laundry							No observed environmental concerns
Medical	Medical			X				Old chemicals in the x-ray film development room should be properly disposed of.
Education	Class Rooms							No observed environmental concerns
Library/Chapel	Library/Chapel							No observed environmental concerns
Maintenance	Maintenance							No observed environmental concerns
A-gym	Gym							Signs of water leaking from the ceiling in A-gym. Offices adjacent to A-gym (A127, A126, A125) and bathroom A131 all have signs of water damage to ceilings.
B-gym	Weight Room		X					Offices adjacent to B-gym, B117 & B118, have signs of water damage to ceilings. The duct vent in B117 had signs of mold on it.
C-gym	Basketball gym							No observed environmental concerns
Armory	Armory							No observed environmental concerns
Jacobs	Industry Building							No observed environmental concerns
Misc. Walk-ways, sheds, guard shack, truck sallyport, etc.								No observed environmental concerns
Yard-1	Outside recreation							No observed environmental concerns
Yard-2	Outside recreation							No observed environmental concerns
Yard-3	Outside recreation							No observed environmental concerns
Paved areas	Parking lot and truck access roads							No observed environmental concerns

**Notes:**

<sup>1</sup> Restrictive Housing

HazMat - Hazardous material

POL - Petroleum, oil or lubricant

AST/UST - Above ground or underground storage tank

PCBs - Polychlorinated biphenyl-containing equipment



**ATTACHMENT B**  
**Site Photographs**



**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of floor stains in  
the storage room  
adjacent A Pod C-Unit  
cell C25. The roof of  
the room has leaked in  
multiple areas.

Photograph No. 1



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of a sheet metal  
plate with signs of  
mold around it. The  
plate covers an  
opening used to clean  
the ducts adjacent to  
the area in Photo 1.

Photograph No. 2



**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of water damage  
from a leak to the  
ceiling adjacent to A  
Pod, E-Unit cell E48.

Photograph No. 3



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of water damage  
to the duct above the  
door in A Pod leading  
from A-Unit to B-Unit.  
Water damage was also  
observed on a mirror  
below this area.

Photograph No. 4



**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of the air vent in  
D Pod, D-Unit, cell  
D204 with signs of  
mold on the grate.

Photograph No. 5



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of typical signs  
of water leaks in F  
Pod, F-Unit cells  
F108, F207 and F208.  
Water streaks are seen  
below the light fixture.

Photograph No. 6





**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of water damage  
streaks from the ceiling  
running down the wall  
in E Pod, A-Unit cell  
A203.

Photograph No. 7



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of water damage  
to the drop ceiling  
panels in the closet  
room in office F115.

Photograph No. 8



**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of a drop ceiling  
panel with water  
damage in the Support  
Services area, the  
office of the Regional  
Director for Health  
Services.

Photograph No. 9



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of water damage  
down the walls of A-  
gym.

Photograph No. 10



**PROPERTY PHOTOGRAPHS  
PRAIRIE CORRECTIONAL FACILITY  
445 SOUTH MUNSTERMAN STREET  
APPLETON, MINNESOTA**

DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of mold on an  
air vent in office B117  
in the case  
management area.

Photograph No. 11



DATE: November 14,  
2017

PHOTOGRAPH  
TAKEN BY:  
David Peña

COMMENTS:  
View of chemical  
storage in cabinets in  
the x-ray development  
room in the medical  
area.

Photograph No. 12







# Appendix E: Pavement and Fencing Assessment



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## Condition Assessment of Pavements and Fencing

### Pavements

The pavement areas were split up to allow ease of visibility and understanding:

- Access road from highway to main car park: 2,700 Square Yards (SY)
- Perimeter road at 24-foot width: 5,650 SY
- Perimeter road at 15-foot width: 1,950 SY
- Jacobs building parking and perimeter road: 4,200 SY
- Main parking lot: 9,950 SY
- Inner courtyard/sally port: 2,950 SY

The pavement was asphaltic concrete on an 8-inch crushed aggregate base, with a 2-inch leveling course with prime coat for the 15-foot roadways, and a 3.5-inch binder course with prime coat and a 2-inch leveling course for the 24-foot roadway.

The main car parking area, inner courtyard and Jacobs building parking was 5.5-inch asphaltic concrete on compacted subgrade.

The pavements were in poor condition throughout with potholes and full depth cracking extant.

The Jacobs building parking was reportedly replaced in the early 2000's. All other pavements were reportedly original.

It is recommended that a complete replacement of all pavements be completed.

Photographs 1 through 17 below show representative conditions observed.

### Fencing

The perimeter was approximately 6,250 linear feet in length. The fence ranged in height from approximately 8 feet at the roof above the main entry, to 12 feet around the Jacobs building, and 16 feet around the main complex perimeter.

The perimeter fence consisted of an inner and outer fence, with a dog walk area between both. The fence posts were galvanized steel set in concrete and were in excellent condition with no damage or rust visible. The Jacobs building had a similar double fence around the building, except for the East side entrance/loading dock, which had a single fence. The fence around the Jacobs building was not electrified.

The main chain link fence was sound throughout its entire length and was in excellent condition. The stainless-steel razor wire in the dog walk area attached to the outside fence was also in excellent condition.



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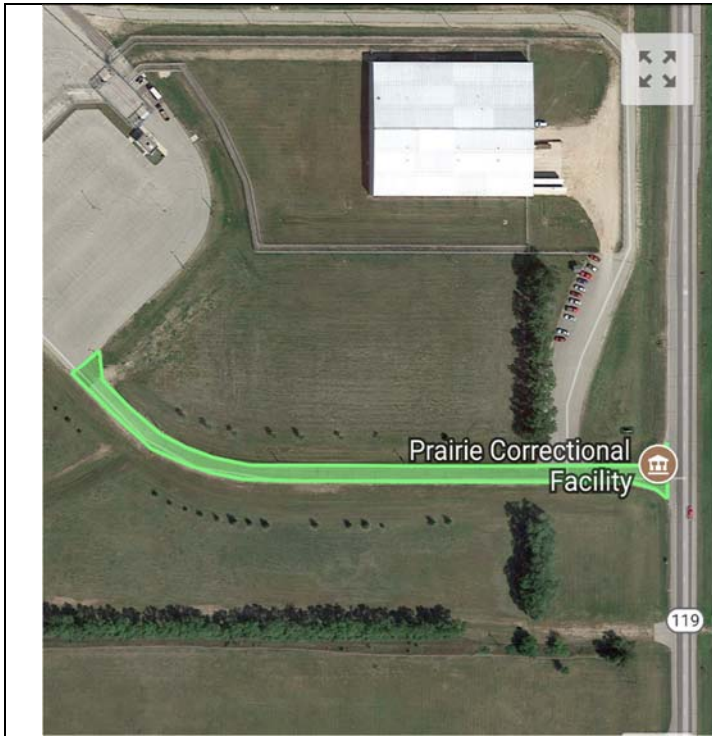
There was razor wire on the top return of the outer fence and it was securely fastened and in excellent condition.

Attached to the inner side of the inner fence were 52 high-tension conductive wires that were permanently electrified, reportedly at approximately 45-thousand volts at a few milliamps. The fence at the roof over the top of the entry of the Support Services building contained 25 electrified wires.

The system was split into 8 zones and was independently powered by the security cameras situated around the perimeter. The control boxes for the system were located at the main entrance in the dog walk area and energized the wires at random intervals.

The system, in its entirety, was in excellent condition throughout.

Photographs 18 through 25 below show representative conditions observed.



**Photograph No. 1**

Access road from highway to main car park

2,700 Square Yards



**Photograph No. 2**

Main car park

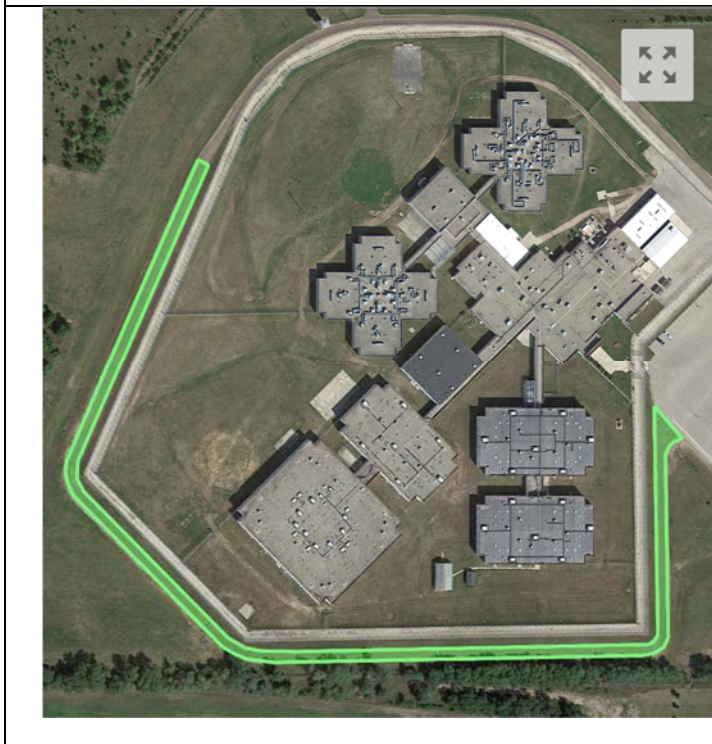
9,950 Square Yards



**Photograph No. 3**

Perimeter road at 15-foot  
width

1,950 Square Yards



**Photograph No. 4**

Perimeter road at 24-foot  
width

5,650 Square Yards

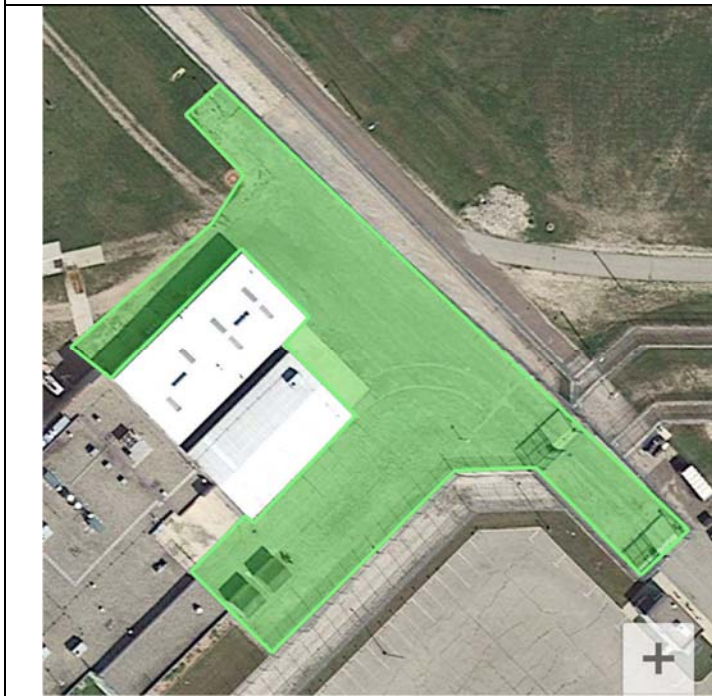




**Photograph No. 5**

Jacobs building parking and perimeter road

4,200 Square Yards



**Photograph No. 6**

Inner courtyard and sally port

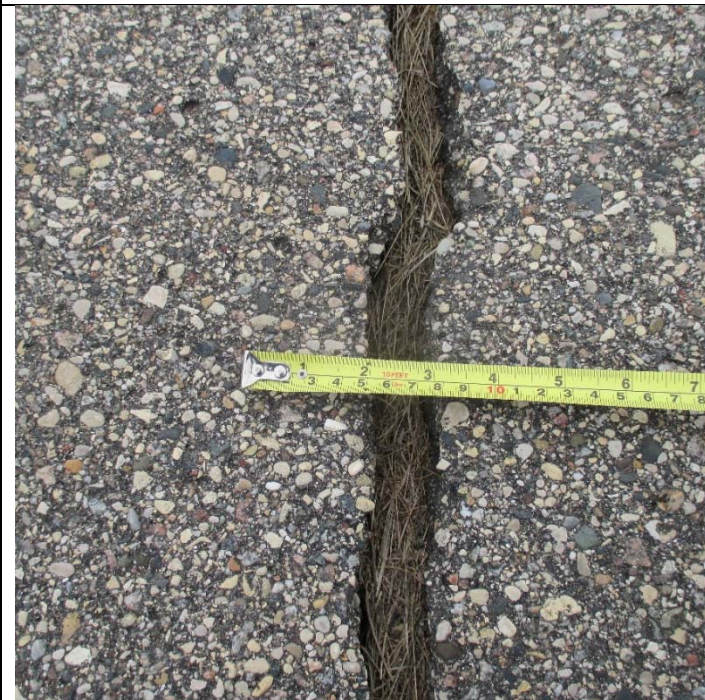
2,950 Square Yards





**Photograph No. 7**

Full depth cracking at carpark



**Photograph No. 8**

Cracking pavement adjacent to Armory



**Photograph No. 9**  
Inner courtyard area



**Photograph No. 10**  
Pothole on 15-foot perimeter  
road close to guard tower





**Photograph No. 11**  
24-foot perimeter road

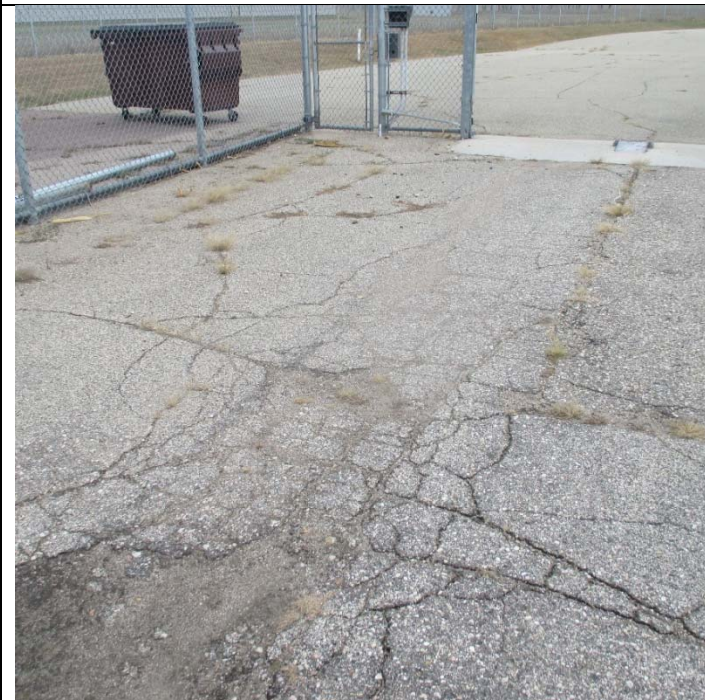


**Photograph No. 12**  
24-foot perimeter road



**Photograph No. 13**

Carpark overview



**Photograph No. 14**

Sally Port





**Photograph No. 15**

Sally Port



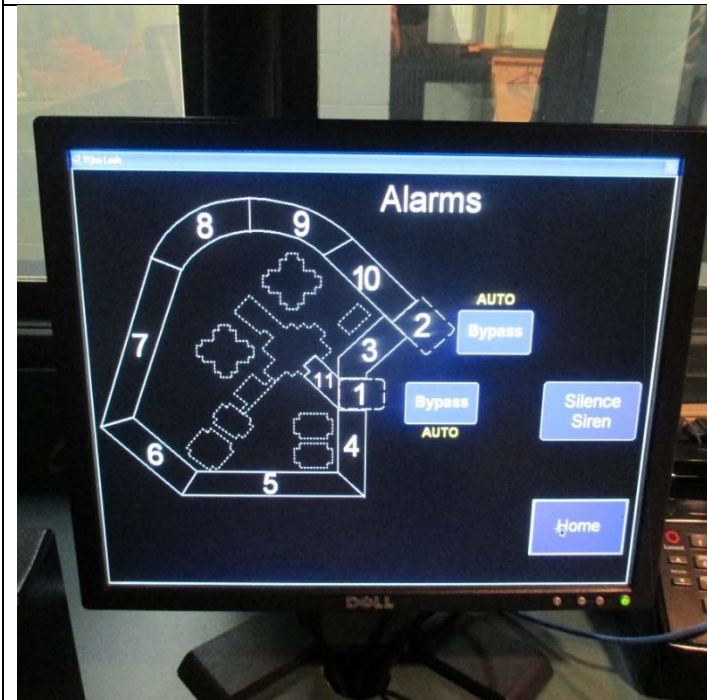
**Photograph No. 16**

Main access road



**Photograph No. 17**

Main access road



**Photograph No. 188**

Security fencing zones shown  
in security office





**Photograph No. 19**

Main entrance



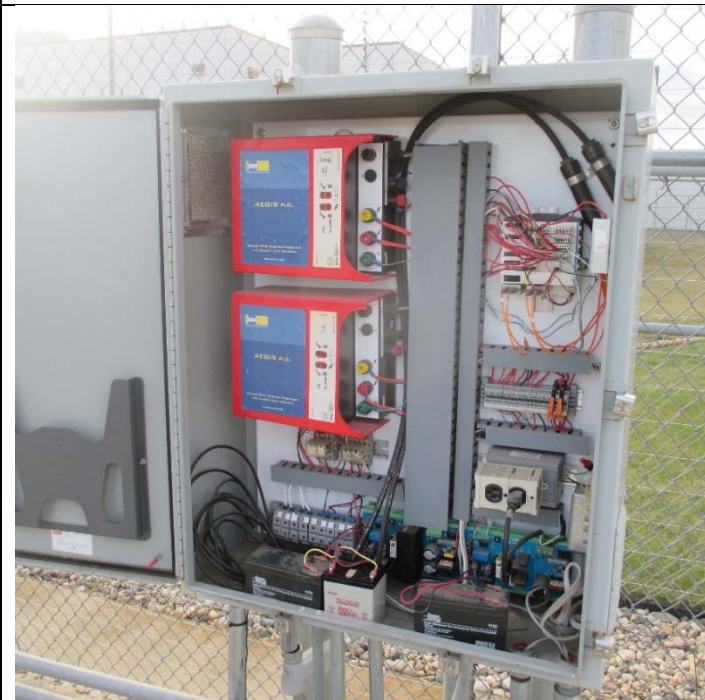
**Photograph No. 20**

16- and 14-foot fencing height change adjacent to guard tower



**Photograph No. 21**

Single 10-foot fence around  
Jacobs Building



**Photograph No. 22**

Main energizer and control  
box for fence in dog walk area  
by main entrance



**Photograph No. 23**

Overview of high tension cable at main entrance.



**Photograph No. 24**

25-foot high tension cable fence on roof of main entrance





**Photograph No. 25**

Overview of entrance to Sally Port



## Appendix F: Sample Interview Form

Interview forms were completed by CoreCivic and reviewed by FEA's assessors as part of the assessment. The interview form for one facility (A Pod) is provided in this appendix as an example to show typical details provided. All interview forms for the facilities are provided in the full version of this report.

Person Responding _____	Position: _____
Time Worked at Facility _____	Phone Number: _____
	Date of Response: _____

**GENERAL INFORMATION**

What is the year of Construction of the original building? 1991 Are there additions:  Yes  No  
Year of Addition #1: \_\_\_\_\_ Addition #2: \_\_\_\_\_ Addition #3: \_\_\_\_\_ Addition #4: \_\_\_\_\_  
Please outline locations of additions on attached floor plan. If more than 4 additions, indicate and date on plan.

Do you have any drawings more current/accurate than the attached:  Yes  No

Do you have any original architectural or structural drawings:  Yes  No If Yes (check all that apply):  
Are they?:  Hardcopy only  PDF  AutoCAD  
Contact Name/Phone # to obtain electronic copies: \_\_\_\_\_

**A10 - SUBSTRUCTURE**

Type of Foundation:  Perimeter footings with slab-on-grade  Deep Foundations (piers, structural floor)  
 Unknown

Do you have HVAC support tunnels?  Yes  No  Unknown (If Yes, please show on drawing)

Any known foundation problems?  Yes  No  Unknown (If Yes, please describe below)

Any previous foundation repairs?  Yes  No  Unknown (If Yes, please describe below)

Any history of Radon issues?  Yes  No  Unknown (If Yes, please describe below)

Have studies been conducted or reports prepared for Structure/Foundation?  Yes  No  Unknown

Other Comments: \_\_\_\_\_  
\_\_\_\_\_

**A20 - BASEMENT**

Is a Basement Present?  Yes  No  
If yes, show the location on the drawing.

Are there any leaks?  Yes  No  
If yes, describe: \_\_\_\_\_

Is there any damage?  Yes  No  
If yes, describe: \_\_\_\_\_



**B10 - SUPERSTRUCTURE**

Is an Elevated Floor Present?  Yes  No If yes, what type?

- Cast-In-Place Concrete  Steel Framing w/concrete&metal deck
- Precast frame  CIP columns/beams with precast deck  Wood Framing on Load Bearing Walls
- Wood Stick Framed Construction  Heavy Timber

Type of Roof Structure?

- Cast-In-Place Concrete  Steel Framing w/concrete&metal deck  Steel Framing w/ metal only deck
- Precast frame  CIP columns/beams with precast deck  Wood Framing on Load Bearing Walls
- Wood Stick Framed Construction  Heavy Timber

Are there any problems, movement, or distress associated with the elevated floor structure?  Yes  No

If yes, describe: \_\_\_\_\_

Are there any problems, movement, or distress associated with the roof structure?  Yes  No

If yes, describe: \_\_\_\_\_

**B20 - EXTERIOR WALLS/WINDOWS**

Are the Exterior Wall Systems original:  Yes  No  Unknown Date Installed: \_\_\_\_\_

Are the Doors original:  Yes  No  Unknown If No, year(s) of replacement: \_\_\_\_\_

Are the Windows original:  Yes  No  Unknown If No, year(s) of replacement: \_\_\_\_\_

Type of Windows  Single Pane \_\_\_\_\_%  Double Pane \_\_\_\_\_%  Other \_\_\_\_\_

Are there exterior wall leaks?  Yes  No  Unknown (If yes, please describe below.)

- Isolated/Sporadic  Seasonal  Chronic

Are there exterior window/door leaks?  Yes  No  Unknown (If yes, please describe below.)

- Isolated/Sporadic  Seasonal  Chronic

Other Comments:

\_\_\_\_\_

\_\_\_\_\_

**B30 - ROOFING**

Type of Roof Systems (check all that apply):

- Built-up with Gravel Surfacing  
  Built-up with Granule Cap  
  EPDM  
  TPO  
  Hypalon  
 Metal  
  Polyurethane Foam  
  Shingles - Asphalt  
  Concrete Tile  
  Clay Tile  
  Plaza Deck

Please describe age of roof by Area and indicate if any of the roofs are under warranty (ex: main building – original; K-wing – replaced 2001- manufacturer warranty, Gym – 2012 - 20 YR NDL, etc.)  
 Original \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Do any roof areas have multiple roofs? If so, please describe by Area (ex: main building – original BUR with foam recover roof.)  
 \_\_\_\_\_  
 \_\_\_\_\_

Do you have active roof leaks?  Yes  No  
 If leaks, how often?  Every Rain  Periodically  1-2 per year

Other Comments:  
 \_\_\_\_\_  
 \_\_\_\_\_

**C30 - INTERIOR PARTITIONS AND FINISHES**

Type of Wall Finishes (check all that apply)

Present	Material	Average Age	Present	Material	Average Age
<input type="checkbox"/>	Painted Drywall		<input type="checkbox"/>	Vinyl Composite Tile	
<input checked="" type="checkbox"/>	Painted Concrete Block		<input type="checkbox"/>	Vinyl Tile	
<input type="checkbox"/>	Painted Woodwork		<input type="checkbox"/>	Natural Clay Tile	
<input type="checkbox"/>	Medium Weight Vinyl		<input type="checkbox"/>	Natural Stone Tile	
<input type="checkbox"/>	Heavy Weight Vinyl		<input type="checkbox"/>	Synthetic Marble Tile	
<input type="checkbox"/>	Wood Paneling		<input type="checkbox"/>	Natural Marble Tile	
<input type="checkbox"/>			<input type="checkbox"/>		



Type of Floor Finishes (check all that apply)

Present	Material	Average Age	Present	Material	Average Age
<input checked="" type="checkbox"/>	Exposed Concrete		<input type="checkbox"/>	Vinyl Composite Tile	
<input type="checkbox"/>	Traffic Coating		<input checked="" type="checkbox"/>	Vinyl Tile	
<input type="checkbox"/>	Epoxy Coating		<input type="checkbox"/>	Natural Clay Tile	
<input type="checkbox"/>	Terrazzo		<input type="checkbox"/>	Natural Stone Tile	
<input type="checkbox"/>	Nylon Carpet w/o Padding		<input type="checkbox"/>	Synthetic Marble Tile	
<input type="checkbox"/>	Nylon Carpet w/ Padding		<input type="checkbox"/>	Natural Marble Tile	
<input type="checkbox"/>	Wool Carpet w/ Padding		<input type="checkbox"/>	Hardwood Flooring	
<input type="checkbox"/>			<input type="checkbox"/>		

Type of Ceiling Finishes (check all that apply)

Present	Material	Average Age	Present	Material	Average Age
<input checked="" type="checkbox"/>	Gypsum Board		<input type="checkbox"/>	Plaster	
<input checked="" type="checkbox"/>	Acoustic Ceiling Tiles		<input type="checkbox"/>	Crown Molding	
<input type="checkbox"/>			<input type="checkbox"/>		

% of finishes that are standard (Class B): \_\_\_\_\_

% of finishes that are deluxe (Class A): \_\_\_\_\_

Please describe any interior renovations within the last 10 years below (by location and year):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Are the Doors original:  Yes  No  Unknown      If No, year(s) of replacement: \_\_\_\_\_

Is the Door hardware original:  Yes  No  Unknown      If No, year(s) of replacement: \_\_\_\_\_

Are toilet partitions original:  Yes  No  Unknown      If No, year(s) of replacement: \_\_\_\_\_

Building Name: A Pod

Building Number: \_\_\_\_\_

**D1010 - ELEVATORS (CONVEYING SYSTEMS)**  N/A

Number of Elevators: 0 Age of elevators:  Original Date \_\_\_\_\_  Unknown

Are elevators regularly maintained?  Yes  No  Unknown

Are parts available for maintenance?  Yes  No  Unknown

Has the control system been upgraded?  Yes Date: \_\_\_\_\_  No  Unknown

Are state/local certificates current?  Yes  No

Are the elevators reliable?  Yes  No If yes briefly describe below:

Any Major problems or repairs within the last 5 years? (Describe by issue and date): \_\_\_\_\_

**D1013 - LIFTS (CONVEYING SYSTEMS)**  N/A

Number of lifts: 0 Age of lifts:  Original Date \_\_\_\_\_  Unknown

Are lifts regularly maintained?  Yes  No  Unknown

Are parts available for maintenance?  Yes  No  Unknown

Are state/local certificates current?  Yes  No  Unknown

Are the lifts reliable?  Yes  No If yes briefly describe below:

Any Major problems or repairs within the last 5 years? (Describe by issue and date): \_\_\_\_\_

**D2010 – PLUMBING FIXTURES**

Type of Plumbing Fixtures (check all that apply)

Present	Fixture	Average Age	Present	Fixture	Average Age
<input checked="" type="checkbox"/>	Water Closet – Floor Mounted	20	<input checked="" type="checkbox"/>	Lavatory	
<input checked="" type="checkbox"/>	Water Closet – Wall Mounted	20	<input checked="" type="checkbox"/>	Service Sink	
<input checked="" type="checkbox"/>	Urinal – Wall Mounted	20	<input type="checkbox"/>		

Do building’s fixtures function properly?  Yes  No

Do building’s fixtures leak on the water supply side?  Frequently  Infrequently  No

Do building’s fixtures leak on the drain side?  Frequently  Infrequently  No



Please describe any renovations/replacements within the last 10 years below (by type and year) or any comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Water supply source:  On-site well  Municipal supplier  
Have backflow preventers been installed?  Yes  No  Unknown  
Type of water piping?  Galv. Steel  Copper  CPVC  Polybutylene  Other \_\_\_\_\_  
Problems with Pinholes?  Yes  No  Unknown  
Age of water piping: \_\_\_\_\_  
Do building's water lines leak?  Frequently  Infrequently  No

Sanitary System Discharge:

Septic field: Location: \_\_\_\_\_  
Does septic field work properly?  Yes  No If no, describe problem: \_\_\_\_\_  
Are state/local certificates current?  Yes  No  Unknown  
 On-site plant: Age: \_\_\_\_\_  Unknown  N/A Capacity: \_\_\_\_\_ (gpd)  Unknown  
Is sewage treatment plant reliable?  Yes  No If no, describe problem: \_\_\_\_\_  
Are state/local certificates current?  Yes  No  Unknown  
 Municipal System: Utility Authority: Appleton, MN  
Do you have on site lift stations?  Yes  No  Unknown - Frequency of Maintenance?: \_\_\_\_\_  
Type of Sanitary Piping?  Cast Iron  PVC  V. Clay  Other, describe: \_\_\_\_\_  
Age of Sanitary Piping:  Original Date 1991  Unknown  
Do the sanitary lines leak or have problems at joints/piping?  Frequently  Infrequently  No  
Do building's sanitary lines leak from the plumbing fixture?  Frequently  Infrequently  No  
Do clean-outs exist?  Yes  No  Unknown Properly placed and identified? \_\_\_\_\_  
Any Major Renovations/Repairs completed? (Describe by location and date):  
\_\_\_\_\_  
\_\_\_\_\_

**D2020 – WATER HEATERS**

How is water heated:  Domestic Water Heater (s)  Transfer from Heating Boilers  Unknown

Age of domestic water heater(s): \_\_\_\_\_

Have studies been conducted or reports prepared for the water distribution system?  Yes  No

Any Major Renovations/Repairs completed? (Describe by location and date):  
\_\_\_\_\_  
\_\_\_\_\_

**D2040 – STORM DRAINAGE**

Storm Drainage Piping Through and Under the Building Only: (Does not extend beyond 5-ft from the building)

Type of Storm Piping?  Cast Iron  PVC  Concrete  Steel  HDPE  Other: \_\_\_\_\_

Any Major Renovations/Repairs completed? (Describe by location and date):  
\_\_\_\_\_  
\_\_\_\_\_

**D3010 – ENERGY SUPPLY SYSTEMS**

Natural Gas:  Yes  No Fuel Oil:  Yes  No

Coal:  Yes  No Solar:  Yes  No

Wind:  Yes  No

Who owns the transformers:  Building  Local Utility

Capacity of main electrical site transformer: \_\_\_\_\_ Amps  Unknown

Age of Solar Components:  Original Date \_\_\_\_\_  Unknown

Portion of building Served: \_\_\_\_\_

Age of Wind Components:  Original Date \_\_\_\_\_  Unknown

Portion of building Served: \_\_\_\_\_

**D3011 – GEOTHERMAL HEATING/COOLING SUPPLY**

N/A

Type of system?  In-ground Wells  Ponds  Ground Fields

Other (please describe): \_\_\_\_\_

Age of System:  Original Date \_\_\_\_\_  Unknown

Type of Piping: \_\_\_\_\_

Number of Wells: \_\_\_\_\_

Any Major Problems or Repairs required since original construction? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_



Building Name: A Pod

Building Number:

**D3020 – FIREPLACES**

N/A

Type of Fireplace:  Gas  Wood  Pellet  Combo: \_\_\_\_\_

Are there any problems with the chimney?  Yes  No If yes, briefly describe below:

\_\_\_\_\_  
\_\_\_\_\_

**D3020 – HVAC SYSTEMS - SUMMARY/MISC QUESTIONS**

Provide a brief summary description of how the building is heated (example: boiler with hot water loop feeding radiators and unit ventilators, split system with gas furnace, air handlers with electric re-heat coils, etc.):

Rooftop Units

\_\_\_\_\_  
\_\_\_\_\_

Provide a brief summary description of how the building is cooled (example: swamp coolers in the common corridors, individual split system for computer room, window unit in break room, chiller with cold water loop feeding AHUs, condensing unit installed within original AHUs, etc ):

Rooftop Units

\_\_\_\_\_  
\_\_\_\_\_

Is outside air provided and distributed through the building (example: swamp coolers in the common corridors, roof top air handling units, or forced air ventilation, If so, how?

A and B pods are ventilated with ERV units.

\_\_\_\_\_  
\_\_\_\_\_

**D3020 – CENTRAL PLANT – STEAM AND HEATING HOT WATER SYSTEMS**

N/A

Type of Boilers:  Standard  High Efficiency Boiler Fuels:  Natural Gas  Heating Oil  Coal

% Building Heated by Boiler System \_\_\_\_\_

Number of Boilers: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

When were they last inspected? Date \_\_\_\_\_  Unknown

Is sufficient heating capacity provided to distribution system?  Yes  No

Is Water Treatment Provided?  Yes  No

Any problems with pipe corrosion, frequent leaks, etc?  Yes  No

Any Major problems, repairs, or proactive maintenance performed within the last 10 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**D3030 - HVAC – CHILLED WATER COOLING SYSTEMS**

N/A

% Building Cooled by Central Plant System: \_\_\_\_\_

Number of Chillers: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

Is maintenance regularly scheduled?  Yes  No

Is sufficient cooling capacity provided to distribution system?  Yes  No

Any Major problems, repairs, or proactive maintenance performed within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

Number of Cooling Towers: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

Is maintenance regularly scheduled?  Yes  No

Is Water Treatment Provided?  Yes  No

Any Major problems, repairs, or proactive maintenance performed within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

**D3040 - HVAC – CENTRAL PLANT AIR DISTRIBUTION SYSTEMS**

N/A

% Building Heated by Distribution System (radiators, unit ventilators, AHUs, etc): \_\_\_\_\_

% Building Cooled by Air Handling System: \_\_\_\_\_

Age of Systems:  Original Date \_\_\_\_\_  Unknown

Type of air handling systems?

Internal air handling unit with heating and cooling coils (4 pipe system)

Internal air handling unit with single coil (2 pipe system)

VAV Boxes with reheat coils  VAV Boxes with no coils

Exterior air handling units with heating and cooling coils (4 pipe system)

Exterior air handling units with single coil (2 pipe system)

4 pipe system with heat pumps

2 pipe system with heat pumps

Describe your preventative maintenance approach for the air handlers:  
\_\_\_\_\_  
\_\_\_\_\_



Do the systems provide outside air?  Yes  No  Unknown, If Yes, how is it controlled/monitored:

\_\_\_\_\_

What is your typical schedule for filter replacement and condensate pan inspection?

\_\_\_\_\_

Type of ductwork system?

Metal with internal insulation  Metal with external insulation  Ductboard  Flexduct

Age of Ductwork:  Original Date \_\_\_\_\_  Unknown

Any Major problems, repairs, or proactive maintenance performed within the last 10 years? (Describe by issue and date):

\_\_\_\_\_

**D3050 - HVAC – SPLIT SYSTEM AND PACKAGE UNITS**

N/A

Package units present:  N/A - # of Units: 14 Year(s) installed: 2009  Unknown

Areas heated/cooled by package units: 6

Split System units present:  N/A-

# of Condenser Units/heat pumps: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

# of interior fan coils/air handlers: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

Areas heated/cooled by split system units: \_\_\_\_\_

Forced Air Furnaces units present:  N/A- # of Units: \_\_\_\_\_ Year(s) installed: \_\_\_\_\_  Unknown

Areas heated by forced air furnaces units: \_\_\_\_\_

Is cooling adequate for areas served?  Yes  No Is heating adequate for areas served?  Yes  No

Do the systems provide outside air?  Yes  No, If Yes, how is it controlled/monitored:

ERV's on A and B Pods,

What is your typical schedule for filter replacement and condensate pan inspection?

Monthly

Any Major problems or repairs within the last 10 years? (Describe by issue and date):

\_\_\_\_\_

**D3060 – HVAC & HEATING CONTROLS**

Type of Controls:  Pneumatic \_\_\_\_\_ % of building  DDC \_\_\_\_\_ % of Building

Controls Age: Trane Tracer controls new 2017.

If blended system, describe (pneumatic actuators with digital control, etc.): \_\_\_\_\_

Describe control system (ex: one per room, two rooms per single control, etc): \_\_\_\_\_

Any problems with air leaks/function?  Yes  No If yes, describe? \_\_\_\_\_

Are controls adequate?  Yes  No If no, explain problems? \_\_\_\_\_

Any Major problems or repairs within the last 10 years? (Describe by issue and date): \_\_\_\_\_

Tracer system replaced, upgraded 2017.

**D40 - FIRE PROTECTION and ALARMS**

Age of fire protection (sprinkler) system:  Original Date 1991  Unknown  N/A  
100 % of building covered by sprinkler systems.

Age of alarm systems:  Original Date 1991  Unknown  N/A  
100 % of building covered by systems.

Do sprinkler lines leak?  Frequently  Infrequently  No

Type of last repairs/upgrades and dates: \_\_\_\_\_

Date of last inspection: 4/7/17 Location of inspection report:  Local  District Office

Have studies been conducted or reports prepared for fire protection and alarm systems?  Yes  No

**D50 – ELECTRICAL SYSTEMS**

Is distribution wiring aluminum or copper?  Aluminum  Copper

Age of Wiring:  Original Date 1991  Unknown

Do you have enough capacity to the facility (exterior primary transformer)?  Yes  No  Unknown

Do you have enough circuits/capacity within the facility to support technology?  Yes  No  Unknown

Are the outlets conveniently placed for use?  Yes  No

Has there been any major electrical work or renovations?  No  Yes Date \_\_\_\_\_

Description: \_\_\_\_\_

Do you have an emergency generator?  Yes  No ,

If Yes please describe system and age: Detroit - model 2091D369 - 1991



Building Name: A Pod

Building Number:

**D50 – COMMUNICATION/SECURITY SYSTEMS**

Type and location of Communication Systems: \_\_\_\_\_

Age of communication system: \_\_\_\_\_

Are computer systems interconnected via hardwire or wireless?  Wireless  Hard Wired  Both

Age of computer system: \_\_\_\_\_

Technology Backbone:  Coax  CAT5 Cable  CAT6 Cable  Fiber Optics  Wireless

Age of technology backbone: 2016

Do you have an internet and phone system drop in each office/room?  Yes  No  Unknown

Do you have a security/alarm system?  Yes  No

Do you have security cameras?  Yes  No If Yes, location(s) 84 locations

Other Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COMMERCIAL EQUIPMENT – LAUNDRY FACILITY**

N/A

Is a laundry facility provided?  Yes  No If yes, answer the following:

For those major components (counters, cabinets, washing machines, dryers, etc) that were not installed as part of original construction, please indicate component and date of replacement/installation below:

Two 50# Washers, Two 85# Washers, Six 75# Dryers

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**INSTITUTIONAL – JAIL EQUIPMENT**

N/A

Is the cell unit pre-fabricated?  Yes  No

If no, describe: \_\_\_\_\_

Are there working plumbing fixtures within the cell (check all that apply):

Lavatory  Sink  Urinal  Other: \_\_\_\_\_

Age of Cells:  Original Date \_\_\_\_\_  Unknown

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**INSTITUTIONAL - LABORATORY**  N/A

Type of Laboratory Components (check all that apply):

Built-In Laboratory Station  Fume Hood  Glassware Washer  Wall Mounted Laboratory Cabinets

Other: \_\_\_\_\_

Age of Laboratory Components:  Original Date \_\_\_\_\_  Unknown

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there working sinks at the laboratory stations?  Yes  No

Is there access to natural gas at the laboratory stations?  Yes  No

**VEHICLE EQUIPMENT – OVERHEAD CRANES**  N/A

Types of Cranes: \_\_\_\_\_ Capacity: \_\_\_\_\_ Number of Cranes: \_\_\_\_\_

Age of Crane and Components:  Original Date \_\_\_\_\_  Unknown

Describe the safety features: \_\_\_\_\_  
\_\_\_\_\_

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_

**VEHICLE EQUIPMENT – TRUCK WEIGHT SCALES**  N/A

Type of Scale: \_\_\_\_\_ Capacity: \_\_\_\_\_ Number of Scales: \_\_\_\_\_

Age of Scale and Components:  Original Date \_\_\_\_\_  Unknown

Describe the safety features: \_\_\_\_\_  
\_\_\_\_\_

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**VEHICLE EQUIPMENT – BOAT LIFTS**  N/A

Type of Lift: \_\_\_\_\_ Capacity: \_\_\_\_\_ Number of Lifts: \_\_\_\_\_

Age of Lift and Components:  Original Date \_\_\_\_\_  Unknown

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**VEHICLE EQUIPMENT – GARAGE ACCESS EQUIPMENT**  N/A

Is the entrance to the garage manned?  Yes  No

Describe the ticketing and gate equipment at the entrance: \_\_\_\_\_

\_\_\_\_\_

Age of Entrance Equipment:  Original Date \_\_\_\_\_  Unknown

Is the exit to the garage manned?  Yes  No

Describe the ticketing and gate equipment at the exit: \_\_\_\_\_

\_\_\_\_\_

Age of Exit Equipment:  Original Date \_\_\_\_\_  Unknown

**FOOD SERVICE EQUIPMENT**  N/A

What type of kitchen is present:  Serving Kitchen  Full Kitchen

Type of Appliances (check all that apply):

Present	Fixture	Average Age	Present	Fixture	Average Age
<input type="checkbox"/>	Dishwasher		<input type="checkbox"/>	Warming Counter	
<input type="checkbox"/>	Broiler		<input type="checkbox"/>	Range with oven	
<input type="checkbox"/>	Reach in Freezer		<input type="checkbox"/>	Reach in Cooler	
<input type="checkbox"/>	Walk-in Cooler		<input type="checkbox"/>	Walk-in Freezer	
<input type="checkbox"/>	Ice Cube Maker		<input type="checkbox"/>	Pot Sink	
<input type="checkbox"/>	Garbage Disposal		<input type="checkbox"/>	Serving Counter	
<input type="checkbox"/>			<input type="checkbox"/>		

Any Major problems or repairs within the last 5 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RESIDENTIAL EQUIPMENT**

N/A

Type of Kitchen Components (check all that apply):

- Refrigerator  Garbage Disposal  Dishwasher  Cook Top Range  Double Oven  
 Fixed Microwave

Wall and Base Cabinets:  Standard  Deluxe

Counter Tops:  Plastic Laminate  Granite

Age of Equipment:  Original Date \_\_\_\_\_  Unknown

**ATHLETIC EQUIPMENT**

N/A

Type of Athletic Space (check all that apply):

- Shooting Range  Sport Court  Sauna  Racquet Ball  Other: \_\_\_\_\_

Age of Equipment:  Original Date \_\_\_\_\_  Unknown

Any Major problems or repairs within the last 10 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGRICULTURAL EQUIPMENT – ANIMAL STORAGE/CAGES**

N/A

Type of Animal Stored:  Carnivorous  Non-carnivorous

Is the cage pre-fabricated:  Yes  No

Age of Cages:  Original Date \_\_\_\_\_  Unknown

Any Major problems or repairs within the last 10 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**AGRICULTURAL EQUIPMENT – FISH HATCHERY/CONCRETE TROUGHS**  N/A

Type and location of Water Circulation Systems: \_\_\_\_\_

Age of water circulation system: \_\_\_\_\_

Type Water Filtration Systems: \_\_\_\_\_

Age of water filtration system: \_\_\_\_\_

Depth and Size of Trough: \_\_\_\_\_

Any problems with water leaks or seepage?  Yes  No If yes, describe? \_\_\_\_\_

Any Major problems or repairs within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

**FIXED FURNISHINGS - SEATING**

N/A

Type of Seating Available (check all that apply):  Auditorium  Bench  Bleachers

Age of Seating:  Original Date \_\_\_\_\_  Unknown

Are the auditorium, are the seats upholstered?  Yes  No  N/A

Are the components functioning properly?  Yes  No

Age of Upholstery:  Original Date \_\_\_\_\_  Unknown

Are the bleachers:  Fixed  Motorized  N/A

Are the components functioning properly?  Yes  No

Age of Motor and Components: Original Date \_\_\_\_\_ Unknown

Any Major problems or repairs within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

**FIXED FURNISHINGS - CLINIC**

N/A

Is a clinic or nurse's office provided?  Yes  No, If yes, answer the following:

For those major components (counters, hard wired equipment, exam tables, cabinets, etc) that were not installed as part of original construction, please indicate component and date of replacement/installation below:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any Major problems or repairs within the last 5 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

**VAULT TOILET**  N/A

Type of Structure:  Lined Pit  Concrete Vault (If prefabricated, use prefab form)

Age of Structure:  Original Date \_\_\_\_\_  Unknown

Are there any active roof leaks?  Yes  No Are structural issues?  Yes  No

If yes, describe: \_\_\_\_\_  
\_\_\_\_\_

**MULTI-PURPOSE ROOM**  N/A

Room serves as (check all that apply):

Cafeteria Seating  Gymnasium  Auditorium

Age of score boards/sound systems?  Original  Other: \_\_\_\_\_

Age of curtains?  Original  Other: \_\_\_\_\_

Age of flooring?  Original  Other: \_\_\_\_\_

Age of lighting?  Original  Other: \_\_\_\_\_

Any Major problems, repairs, and/or component replacement within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

Please describe any renovations within the last 10 years below (indicate worked performed and year):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GYMNASIUM**  N/A

Type of Gymnasium provided (Check all that apply)?  Single Full Size Competition Floor

Auxiliary Gym  Multiple Competition Floors within single room

Is an indoor track provided:  Indoor Competition Track  Indoor running track/loop  No

# of sets of locker rooms provided: 0 Described as:

Separate Locker Rooms provided for each Gym  Locker rooms shared between multiple gyms

Separate Varsity/JV Locker Rooms

Age of score boards/sound systems?  Original  Other: \_\_\_\_\_

Age of seating systems?  Original Other: \_\_\_\_\_ Any Issues: \_\_\_\_\_  
\_\_\_\_\_

Date of last floor refinishing? \_\_\_\_\_  
\_\_\_\_\_



Any Major problems, repairs, and/or component replacement within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

Please describe any renovations within the last 10 years below (indicate worked performed and year):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>AUDITORIUM</b>	<input checked="" type="checkbox"/> N/A
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Age of lighting systems?  Original  Other: \_\_\_\_\_

Are sufficient controls provided for lighting systems?  Yes  No If No, describe below:

Age of sound systems?  Original  Other: \_\_\_\_\_

Are sufficient controls provided for sound systems?  Yes  No If No, describe below:

Is a separate sound control room provided?  Yes  No

Any issue with stage floor/stage handling equipment?  No  Yes, If Yes, please describe below:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Any Major problems, repairs, and/or component replacement within the last 10 years? (Describe by issue and date):  
\_\_\_\_\_  
\_\_\_\_\_

Please describe any renovations within the last 10 years below (indicate worked performed and year):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>REFRIGERATED STORAGE ROOM</b>	<input checked="" type="checkbox"/> N/A
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Is the cold storage room pre-fabricated?  Yes  No

If no, describe: \_\_\_\_\_

**(If stand-alone prefabricated "building", use prefab form)**

Age of Cold Storage Room:  Original Date \_\_\_\_\_  Unknown

Are there any problems with the refrigeration system?  Yes  No

If yes, describe: \_\_\_\_\_

Is the refrigeration system original?  Yes  No

If no, when was it modified: \_\_\_\_\_

**HAZMAT STORAGE ROOM**  N/A

Type of Structure:  CMU Block  Stick Framed  Pre-fabricated  
**(If stand-alone prefabricated “building”, use prefab form)**

Age of Structure:  Original Date \_\_\_\_\_  Unknown

Are there any active leaks?  Yes  No  
If yes, describe: \_\_\_\_\_

Is a sprinkler system present?  Yes  No  
If yes, describe: \_\_\_\_\_

Age of Room  Original Date \_\_\_\_\_  Unknown

Are there any problems with the sprinkler system?  Yes  No  
If yes, describe: \_\_\_\_\_

**AQUATIC FACILITIES**  N/A

Type of pool treatment:  Chemical  Salt/Saline  Other: \_\_\_\_\_

Age of pool filter/circulation systems?  Original  Other: \_\_\_\_\_

Date of last pool resurfacing? \_\_\_\_\_

Age of lighting systems?  Original  Other: \_\_\_\_\_

Are sufficient controls provided for lighting systems?  Yes  No, If No, please describe below:

Age of score boards/sound systems?  Original  Other: \_\_\_\_\_

Are separate Varsity/JV locker rooms provided?  No  Yes

Any issue with leaks?  No  Yes If Yes, describe below:

\_\_\_\_\_  
\_\_\_\_\_

Any Major problems, repairs, and/or component replacement within the last 10 years? (Describe by issue and date):

\_\_\_\_\_  
\_\_\_\_\_

Please describe any renovations within the last 10 years below (indicate worked performed and year):

\_\_\_\_\_  
\_\_\_\_\_



**ICE RINK**  N/A

Are there any problems with the chillers?  Yes  No

If yes, describe: \_\_\_\_\_

Age of Chillers:  Original Date \_\_\_\_\_  Unknown

Are there any problems with the dehumidification system?  Yes  No

If yes, describe: \_\_\_\_\_

Age of Dehumidification System:  Original Date \_\_\_\_\_  Unknown

Are there any problems with the ice making system?  Yes  No

If yes, describe: \_\_\_\_\_

Age of Ice Making System:  Original Date \_\_\_\_\_  Unknown

Are there any problems with the boards or glass?  Yes  No

If yes, describe: \_\_\_\_\_

Age of Boards and Glass:  Original Date \_\_\_\_\_  Unknown

Please describe any renovations within the last 10 years below (indicate worked performed and year):

\_\_\_\_\_  
\_\_\_\_\_